



PLANNING COMMISSION MEETING

7:00 PM

November 12, 2020

Prior to the Meeting: 5:30 p.m. *Planning Commissioner Training*

Town Administrator Emergency Order No. 2-2020: All municipal facilities, including Town Hall where Planning Commission meetings are physically held, are closed to all members of the general public in response to the COVID-19 pandemic.

Town Administrator Emergency Order No. 4-2020: Planning Commission meetings are closed to members of the general public in response to the COVID-19 pandemic. The Town will provide for **electronic, virtual participation** by the general public, including applicants, residents and other interested parties during regular and special Planning Commission meetings via two (2) media types:

- **VIRTUAL PUBLIC PARTICIPATION: VIA ZOOM WEBINAR**

Instructions on how to participate in the public hearing are available by viewing the individual Planning Commission meeting listing on the Town's online calendar at www.parkeronline.org/calendar.

- **PUBLIC VIEWING ONLY: FACEBOOK LIVE**

Planning Commission meetings may be viewed through Facebook Live from the Town of Parker website: www.facebook.com/townofparkerco.

➤ **PLEASE NOTE: PUBLIC PARTICIPATION IS NOT AVAILABLE THROUGH FACEBOOK LIVE.**

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **ADDITIONS TO OR DELETIONS FROM THE AGENDA**

5. **APPROVAL OF MINUTES**

October 29, 2020 Meeting Minutes

6. **CONSENT AGENDA**

7. **PUBLIC HEARINGS**

A. **OLDE TOWN AT PARKER - Rezone**

Applicant: Bill Mahar, Norris Design
Location: Generally located on the south side of Mainstreet between Jordan Road and Motsenbocker Road
Department: Community Development, Stacey Nerger
TRAKiT No.: Z20-013

B. **CHASE BANK**

Applicant: Brian Reno, Stantec
Location: Generally located at the southwest corner of Parker Road and Mainstreet
Department: Community Development, Stacey Nerger
TRAKiT No.: Z19-001 and SUB19-004

1. **USE BY SPECIAL REVIEW**

2. **MINOR DEVELOPMENT PLAT**

C. **HESS RANCH PLANNED DEVELOPMENT - Rezone**

Applicant: Matt Osborn, Front Range Communities
Location: Generally located at the south and west intersection of Stroh Road and Crowfoot Valley Road
Department: Community Development, BrieAnna Simon
TRAKiT No.: Z20-005

8. **PLANNING COMMISSION ITEMS**

9. **STAFF ITEMS**

2021 Planning Commission Meeting Schedule

10. **ADJOURNMENT**



PLANNING COMMISSION MINUTES

October 29, 2020

Chair Gary Poole called the meeting to order at 7:04 p.m.

The Planning Commission and audience joined in saying the Pledge of Allegiance.

Also, present were Commissioners Kimberly Rodell, Richard Foerster, Ruth Ann Nelson, John Howe and Eliana Burke. Alternate Susan Caudill was present and seated for the absent Commissioner Erik Frandsen. Alternate Anthony Matthews was present. Alternate Tracie Manske was absent.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner John Howe moved to approve the October 22, 2020 meeting minutes.
Commissioner Eliana Burke seconded; a vote was taken and passed 7:0.

Chair Gary Poole advised the public of the role of the Planning Commission and to join the Zoom webinar link if they wished to make public comments using the “Raise your Hand” feature; and that those watching on Facebook Live would not be able to make public comments.

PUBLIC HEARING: OPENED: 7:11 P.M. ANTHOLOGY NORTH – Planned Development Amendment No. 2

Applicant: John Prestwich, PCS Group

Location: Generally located on the south side of Hess road between Chambers Road and Molsenbocker Road

Department: Community Development, BrieAnna Simon
TRAKiT No. Z20-002

BrieAnna Simon, Planner, presented the staff report for the Anthology North – Planned Development Amendment No. 2 request. Ms. Simon concluded with the determinations in the staff report recommended the Planning Commission recommend Town Council approve an ordinance for the Anthology North Planned Development rezoning request.

Commissioners discussed with staff:

- the location for the future fire station in relation to the proposed rezone; (*Staff said the proposed amendment is addressing Segment 1 of the Planned Development regarding incorporation of the natural topography and drainage of the site; the current planned location of the fire station is in Segment 3.*)

APPLICANT PRESENTATION

John Prestwich, PCS Group Inc., 200 Kalamath St, Denver, CO 80223, presented:

- the project team
- the dendritic principal areas
- map of drainage areas in Segment 1
- the proposal is for a reclassification of townhome uses to single-family residential
- the proposal will not increase currently allowed densities
- the proposed amended park and open space master plan
- drainage corridors will also be used as trail corridors
- a conceptual design for Planning Area 15, the mixed-use commercial
- the proposed park amenities
- minor road and lot size adjustments

Commissioners discussed with the staff and the applicant:

- if the current lot size for duplexes will be reduced from 2500 to 1200 square-feet; (*The applicant said both sides of the duplex lots will be 1200 square-feet.*)
- will the townhomes be two-stories; (*The applicant said that is not known at this time.*)
- what is planned to ensure amenities located within drainage areas aren't washed away; (*The applicant said Town staff is reviewing the storm engineering and incorporating boulders and ponds to ensure storm flows are slowed.*)
- clarifying this proposal does not include the segment for the future fire station; (*Staff confirmed that is true.*)

Chair Gary Poole stated this is the time where citizens are encouraged to speak publicly. The use of video conference technology can be challenging when inviting public comment. Therefore, to help us proceed in an organized fashion, we request that you use the "Raise Your Hand" feature to indicate you would like to speak. We will acknowledge speakers in the order they are received. When you are acknowledged for your turn to speak, we request that you introduce yourself by stating your name and address and speak respectfully. Your comments will be limited to three (3) minutes.

PUBLIC COMMENT OPENED

The following citizens spoke with concerns regarding the proposed location of the future fire station and the impacts on their homes; concerns with the proposed landscaping as being more than what was allowed existing development; requests to be notified of future discussions on the location and encourage a change in the location of the future fire station:

- Alan Meshberg, 15798 E Indian Brook Circle, Parker, CO
- Ian Elfner, 15750 E Indian Brook Circle, Parker, CO
- Brandi Wilks, 17402 E Neu Towne Parkway, Parker, CO
- Gary Fahrenbruch, 12219 Red Sky Drive, Parker, CO
- Sherry Sanders, 15786 E Indian Brook Circle, Parker, CO
- Chris Jorgensen, 16550 E Fire Fly Avenue, Parker, CO
- Cathy Northcutt, 12150 S Buffalo Gap Trail, Parker, CO
- Paulette Davis, 12085 S Great Plains Court, Parker, CO
- Jacqueline Carter, 15792 E Indian Brook Circle, Parker, CO

Commissioners discussed with staff and applicant:

- if the location of the future fire station would be relocated if the proposed amendment is denied; (*Staff said denial of the proposed amendment would not affect the future location of the fire station; the current planned development would remain the same.*)
- if the current planned development remained the same there would not be dendritic design of the development; (*Staff confirmed that as correct.*)
- why discussions for the location of the future fire station couldn't be part of the proposed amendment; (*The applicant said the project team has been in contact with the South Metro Fire Rescue Authority(SMFRA) and will continue discussions regarding relocation of the fire station with them and the citizens when the time comes to develop Segment. 2)*
- when will discussions begin; (*The applicant said the timing of the discussions are rough due to currently working on Segment 1 that includes 1500 homes and development may take a while. He said if the conversations need to take place sooner, they can begin now.*)
- if the proposed amendment can be approved with a condition to address the relocation of the fire station; (*Staff said this proposal cannot be approved with a condition for the relocation of the fire station as that will be addressed with future development phases.*)
- how many homes have to be built before a fire station is constructed; (*Staff said the requirements to build a fire station would need to be addressed by SMFRA.*)
- if in the future the developer hasn't worked with the fire station or the citizens the location of the future fire station could be denied; (*Staff said the actions of the developer working with SMFRA and the adjacent citizens will be taken into account with review of development of future segments.*)

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 8:00 P.M. ANTHOLOGY NORTH – Planned Development Amendment No. 2

PLANNING COMMISSION DISCUSSION

Planning Commissioners understood the citizens' concerns and agreed the request:

- does not address the location of the future fire station
- allows time for the developer, the Town, SMFRA and the citizens time to hold discussions on relocating the fire station
- denying the proposed amendment will not address the location of the fire station and will prohibit moving forward with the natural, dendritic design proposal
- provided an opportunity for the community to bring concerns with the location of the fire station to the attention of those capable of addressing the concerns
- the proposed amendment utilizes natural design to increase open space and park areas
- is what is needed to be decided upon

Commissioner John Howe moved to recommend Town Council approve the requested Anthology North Planned Development rezoning. Commissioner Richard Foerster seconded; a vote was taken and passed 7:0.

PUBLIC HEARING: OPENED: 8:05 P.M. DOUGLAS 234 FILING 6 – Minor Development Plat (Continued from October 22, 2020)

Applicant: RICK Engineering Company

Location: Generally located on the northeast corner of Chambers Road and Hess Road

Department: Community Development, BrieAnna Simon

TRAKiT No. SUB20-002

BrieAnna Simon, Planner, presented the staff report for the Douglas 234 Filing 6 – Minor Development Plat which included a traffic mitigation presentation by Alex Mestdagh, Engineering Services Manager. Ms. Simon concluded with the determinations in the staff report recommended the Planning Commission recommend Town Council approve the minor development plat request.

Commissioners discussed with staff:

- confirmation that the right-in/right-out off Hess Road will include an acceleration and deceleration lane; (*Staff said yes, westbound Hess Road has a third lane that exists today.*)
- to provide an example of mitigation procedures to reduce cut-through traffic in the residential neighborhood; (*Staff said mitigation will be through the Neighborhood Traffic Calming Partnership, administered by Public Works/Traffic Division and Police, some tools that may be used as a part of the program could include, speed bumps, raised crosswalks, bulb-outs to the curbs and Police presence in the event of speeding issues.*)

APPLICANT PRESENTATION

Grant Nelson, Republic Investment Group, 5750 DTC Parkway, Suite 160, Greenwood Village, CO and project team presented:

- the project team
- property History
- site Plan
- landscape
- Troy Bales, Rick Engineering, 9801E Easter Avenue, Centennial, CO, addressed:
 - transportation infrastructure
 - utility Services
 - grading and storm drainage
- project schedule, begin construction January 2021
- the proposed Douglas 234 Filing 6 Minor Development Plat complies with existing zoning and all criteria outlined in the Town of Parker Land Development Ordinance

Commissioners discussed with the staff and the applicant:

- if a wall is planned as part of the buffer between the back of Lots 8, 10 and 11, the commercial building and the adjacent residential area; *(The applicant said, no a wall has not been addressed; only landscaping for the buffer area.)*
- where street name, Sliceroo came from; *(The applicant said their broker, Mr. Andy Bittner came up with the name, referenced from a golf tournament.)*
- types of businesses attracted to “tweener” size lots; *(The applicant said small, community retail businesses would be the users.)*
- based on the proposed landscaping, what is the type of commercial area, strip mall or walking-venue; *(The applicant said the proposed landscaping is part of the development; each tenant lot will be required to have a landscape and pedestrian plan.)*
- connectivity between the lots; *(The applicant said there will be pedestrian connectivity and a sidewalk will be installed along Sliceroo.)*

Chair Gary Poole stated this is the time where citizens are encouraged to speak publicly. The use of video conference technology can be challenging when inviting public comment. Therefore, to help us proceed in an organized fashion, we request that you use the "Raise Your Hand" feature to indicate you would like to speak. We will acknowledge speakers in the order they are received. When you are acknowledged for your turn to speak, we request that you introduce yourself by stating your name and address and speak respectfully. Your comments will be limited to three (3) minutes.

PUBLIC COMMENT OPENED

The following citizens spoke with concerns regarding buffer landscaping between the back of the commercial development and the residences; request that Lot 11 have a similar buffer/easement to Lots 8 and 10, suggesting berms, trees, a wall and privacy fences to replace the existing split-rail fences; the proposed day care tenant; increased traffic, concern about accuracy of the traffic studies with the COVID school schedule, consider pedestrian safety consideration, and traffic cutting-through the neighborhood:

- Gary Fahrenbruch, 12219 Red Sky Drive, Parker, CO
- Chris Stoops, 12171 S Red Sky Drive, Parker, CO
- Kathy Santelli, 12136 S Swift Fox Way, Parker, CO
- Chris Jorgensen, 16550 E Fire Fly Avenue, Parker, CO
- Shelly Elfner, 15750 E Indian Brook Circle, Parker, CO

PUBLIC COMMENT CLOSED

Commissioners discussed with staff:

- the timing of the traffic studies; (*Staff said the traffic studies were done pre-Covid-19 stay at home orders and during peak school hours.*)
- the traffic scores shown in the traffic studies for the peak school times; (*The applicant said the study was done on a Wednesday, August 21, 2019 between 7 a.m. and 8 a.m.; the service level at Chambers and Hess Roads was a Level B and at Red Sky was Level A. Staff said Public Works/Traffic Division will work with the school to mitigate traffic issues.*)
- an easement behind the developable lots; (*Staff said current design standards require a 25-foot landscape buffer for commercial developments adjacent to residential.*)

PUBLIC HEARING: CLOSED: 8:51 P.M. DOUGLAS 234 FILING 6 – Minor Development Plat (Continued from October 22, 2020)

PLANNING COMMISSION DISCUSSION

Planning Commissioners discussed the request:

- meets Land Development Ordinance requirements
- supports the Parker 2035 Master Plan
- will provide business lot sizes for local ownership opportunities
- provides an opportunity for the Planning Commission to encourage staff to work with the school district to improve school traffic flow and consider the safety of pedestrians and bicyclists
- is from a developer with a history and good track record with the Town to provide for development of a quality project

Commissioner John Howe moved the Planning Commission recommend Town Council approve the Douglas 234 Filing 6 Minor Development Plat. Commissioner Eliana Burke seconded; a vote was taken and passed 7:0.

PLANNING COMMISSION ITEMS

None

STAFF ITEMS

Reminder: November 12, 2020 Planning Commissioner training, prior to the meeting, on:
Site Plans, Greater Downtown District and My Mainstreet.

ADJOURNMENT

The meeting was adjourned at 8:55 p.m.

Rosemary Sietsema
Recording Secretary

Gary Poole
Chair



Planning Commission Staff Report

Planning Commission Date: 11/12/2020

Town Council Date: 12/7/2020

Hearing Type: Public Hearing
OLDE TOWN AT PARKER PLANNED
DEVELOPMENT THIRD AMENDMENT - Rezone

TRAKiT No(s): Z20-013

Location: Generally located on the south side of Mainstreet
between Jordan Road and Motsenbocker Road.

Project Planner: Stacey Nerger, Planner

Applicant: Norris Design-Bill Mahar, Representative
Pacific North Enterprises, Owner

Executive Summary: The applicant, Norris Design, is proposing to amend the
Olde Town at Parker Planned Development (PD) to add
an additional 12 acres and allow for townhome uses.
The site is located on the south side of Mainstreet east of
Jordan Road.

Staff Recommendation: Approval

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve an ordinance for the Olde Town at Parker Planned Development Guide - Third Amendment."

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve an ordinance for the Olde Town at Parker Planned Development Guide - Third Amendment, subject to the following conditions:"

-List proposed conditions

"I move the Planning Commission recommend Town Council deny an ordinance for the Olde Town at Parker Planned Development Guide - Third Amendment as the request does not meet the following approval criteria:"

-List criteria not met (either by staff or Planning Commission)

“I move the Planning Commission vote to continue an ordinance for the Olde Town at Parker Planned Development Guide - Third Amendment to a future date.”

I. BACKGROUND/DISCUSSION

The Olde Town at Parker property was annexed in December, 2000, with a PD zoning which provided for 5.5 acres of commercial area and 595 residential units with trails and parks. In 2003, the PD was amended and sketch and preliminary plans were approved that enlarged the commercial area (PA1) to 13.35 acres. This commercial area included the access drive and adjacent drainage swale on the east boundary of the new planning area proposed with this amendment. The residential development under the previous PD amendment was also re-organized to create a central park and community pool area within the Olde Town project. Construction of the western half of the PD ceased in 2008 with the economic downturn but has since been largely developed. In 2017, the eastern half of the original development was approved for single-family detached and paired homes and is currently under construction.

The proposed rezoning would add 12.16 unplatted acres located north of the original development which were annexed into the Town in 2014. These 12.16 acres would be zoned Planning Area 9 (PA9) and would allow for single-family attached (townhome) development for a total of 122 units at a density of 10 units per acre. The two commercial lots and the adjacent drainage area are currently located in PA1 and are designated as Commercial Center. This area will remain largely unchanged in terms of use with the exception of a 1.86-acre portion of the drainage tract mentioned above. This drainage area will be reclaimed, redesigned and incorporated into the new residential planning areas.

The subject area is bounded on the east by the American Academy at Motsenbocker and to the west by the Mainstreet Dental Plaza commercial development. To the north of the site is the Clarke Farms single-family residential neighborhood and to the south is the Olde Town/Senderos Creek neighborhood that is currently under construction.

On August 3, 2020 Town Council considered a rezoning for this property that proposed 108 condominium units and 48 single family attached residential units. The proposal at the time included a maximum height of 45' for the condominiums and a maximum density of 17 dwelling units per acre. The proposed increase in height was 10 feet higher than the surrounding zoning and the density was greater than the rest of the planning areas in the PD. Town Council denied the previous request based on the requested height and density.

The applicant's current proposal maintains the same maximum height as the existing Olde Town PD and the Clarke Farms PD to the north. The proposed Single-Family Attached Planning Area 9 zoning aligns with the existing density allowed within the Olde Town PD.

The applicant held two neighborhood meetings on October 7, 2020 and October 29, 2020 to present their revised plan and provide feedback.



II. PRIOR ACTIONS

Date	Action
2000	The original Olde Town at Parker property was annexed into the town with a PD zoning which provided for 5.5 acres of commercial area, 595 residential units.
2003	The PD was amended and sketch and preliminary plans were approved that enlarged the commercial area to 13.35 acres. The residential development under this PD was also re-organized but with no change in the number of allowable residential units.
2008	Construction of the western half of the PD, approved with commercial and residential uses by the original developer, ceased with the economic downturn but has since been largely developed.

2017	The eastern half of the original development was approved for single-family detached and paired homes. The total number of allowed residential units was decreased to 493.
2020	A PD Amendment was proposed to include 12.16 acres into the Planned Development and zone them to allow for Condominium and single-family attached development. The proposed PD Amendment was denied by Town Council stating concerns that the proposed height and density of the condominiums were not compatible with the surrounding development.

III. CURRENT SITE DATA

Existing Zoning	A - Agricultural District		
Overlay District	N/A		
PD & Plan Area	Olde Town at Parker 2nd Amendment / Unplatted		
Master Plan Area	Medium Density Residential/Neighborhood Center		
Site Acreage	12.16 acres		
Subdivision	Olde Town at Parker / Unplatted		
Existing Use	Undeveloped		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Medium Density Residential	PD - Planned Development	Single-Family Residential – Clark Farms
South	Medium Density Residential	PD - Planned Development	Single-Family attached and detached- Olde Town at Parker
East	Medium Density Residential	PD - Planned Development	Elementary School - American Academy
West	Neighborhood Center	PD - Planned Development	Olde Town at Parker Commercial Center – Retail and Services

IV. PARKER 2035 MASTER PLAN

[Parker 2035 Master Plan | Town of Parker - Official Website](#)

MASTER PLAN CONSISTENCY	
Master Plan Designation	Medium Density Residential within a Neighborhood Center ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	Medium Density Residential: Consists of an overall gross density of 3.5 dwelling units per acre. Higher densities for housing for older adults may be considered as long as impacts are comparable to other uses permitted within this Character Area.

	<u>Neighborhood Centers:</u> Serve the basic needs of the surrounding residents. Typical uses include convenient retail and personal/business services usually anchored by a grocery store. Other compatible uses such as small offices, recreational uses and restaurants are also permitted. Higher density residential is appropriate as a transition between less intense residential areas and non-residential areas when developed as part of a mixed-use development and when the design encourages residents to walk or bicycle. Typical garden style apartment designs are not appropriate.
Consistent Goals/Strategies	Land Use 1.A Land Use 1.C Land Use 1.E Land Use 1.F Land Use 1.H Housing and Neighborhoods 2.A
Staff Analysis	This proposal is consistent with the Parker 2035 Master Plan which identifies this area as Medium Density Residential and within a Neighborhood Center. The Medium Density Residential designation recommends an overall density of 3.5 DU's per acre while the Neighborhood Center allows for higher density when applied in a mixed use walkable development. This project integrates commercial uses with adjacent residential and recreational uses through pedestrian oriented alternative access routes, creating a sense of community among those who work, live and play within the neighborhood.

LAND DEVELOPMENT ORDINANCE

DEVELOPMENT POTENTIAL (Rezoning-PD Amendment)			
Provisions	As recommended by the Master Plan	Proposed	Analysis
Units Per Acre	The Medium Density Residential recommends an overall density of 3.5 DU's per acre while the Neighborhood Center allows for higher density when applied in a mixed-	5.01 DU/AC	☒ Consistent ☐ Inconsistent ☐ No Change ☐ N/A

	use walkable development.		
Allowed Uses	Medium and higher density residential uses as well as commercial uses including retail and personal service, small offices, recreational uses and restaurants.	Single-family attached Townhomes Office and commercial uses as allowed by the PD.	☒ Consistent ☐ Inconsistent ☐ No Change
Staff Analysis	The proposed PD amendment is consistent with the Land Use and Housing and Neighborhoods sections of the Parker 2035 Master Plan. The inclusion of alternative residential housing types will expand housing options and help to diversify homeownership in Parker by meeting the needs of a wide range of the population including young families, professionals and seniors. Higher density residential is appropriate in the neighborhood center designation as a transition between less intense residential and non-residential areas when developed as part of a mixed use development. This project combines a variety of housing types with a design that expands pedestrian connectivity and encourages residents to walk or bicycle to obtain goods and services. This supports the “full service community” that is envisioned in the Parker 2035 Master Plan.		

V. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

The property is located south of Mainstreet, east of Jordan Road, west of Motsenbocker Road and north of Todd Drive. It is anticipated that the proposed new development will be served by three existing roadways, two within the Olde Town at Parker commercial development and one within the existing Olde Town at Parker residential development (Springfield Court). The extension of Springfield Court will provide vehicular and pedestrian access from the residential areas to the adjacent commercial businesses. Springfield Court from the north will end in a cul-de-sac, avoiding thru traffic for Clarke Farms.

The existing and proposed internal network of private drives will connect to Mainstreet and the other public rights-of-way to the new residential development. The private drives will conform to Town of Parker criteria and be owned and maintained by the Olde Town Metropolitan District.

The sidewalk network is an important component of the development and is designed to provide pedestrian/bicycle connections between homes and the open space/park areas.

This network will connect to the existing sidewalks and trails within the overall neighborhood and will also provide access to the East West Regional Trail to the south and the Cherry Creek Regional Trail to the west.

VI. APPROVAL CRITERIA

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. A need exists for the proposal.

Applicant Analysis

The site features single family attached townhomes offering an underrepresented housing type necessary for the Town to accommodate the wide-ranging housing needs of its population as expressed in the Parker 2035: Changes and Choices (Master Plan).

Staff Analysis

The proposed PD Amendment will expand the boundaries of the Olde Town PD while continuing to allow for single-family residential development that is similar in height and density to that which is already permitted in the Olde Town PD. The proposed expansion will include enhanced access for the residential areas of the PD to the commercial areas and to Mainstreet. In addition, the PD Amendment will provide additional residential variety within the Town of Parker.

Based on this analysis, staff has determined that the request meets this criterion.

2. The particular parcel of ground is indeed the correct site for the proposed development.

Applicant Analysis

The particular parcel of ground is indeed the correct site for the proposed development; The parcel's location between an existing single-family residential neighborhood and a commercial development makes it an ideal place to provide a walkable neighborhood of single-family attached products that tie into the adjacent commercial district and speak to the full service community directive of the Parker Master Plan. The development completes the planned residential Senderos Creek neighborhood, filling a vacant gap between existing uses. The proposed planning area is within walking distance to local amenities such as the park and recreation center of the adjacent Neighborhood Activity Center as well as the existing and proposed commercial development to the west.

Staff Analysis

The additional acreage is directly adjacent to the existing Olde Town at Parker development. Though it is surrounded on all sides by residential and commercially zoned property, this site has remained undeveloped; presumably because of inherent challenges on the site. It is a relatively small parcel, has no direct access from Mainstreet and includes a cell tower that must be incorporated into the development. The applicant has worked closely with the Olde Town Metro District and the Homeowners' Association (HOA) throughout this process.

The additional acreage will be included into the Olde Town Metro District and HOA. Inclusion of this property into the Olde Town/Senderos Creek neighborhood will complete the subdivision and provide creative solutions to the existing development challenges.

The proposed PD amendment will maintain the existing maximum height of thirty-five (35) feet as the rest of the Olde Town PD and surrounding areas. In addition, the maximum density aligns with other Planning Areas in the Olde Town PD.

Based on this analysis, staff has determined that the request meets this criterion.

3. There has been an error in the original zoning; or

Applicant Analysis

Not applicable

Staff Analysis

There is no error in the original zoning for this property. This property was annexed in 2014 as an enclave annexation. The Town aligns enclave annexation zoning with the zoning designation in Douglas County, in this case the property was zoned Agriculture.

Based on this analysis, staff has determined that the request meets this criterion

4. There have been significant changes in the area to warrant a zone change.

Applicant Analysis

Parker's growth rate as well as larger industry trends have shifted land use priorities in the Town from agricultural towards residential. This is particularly apparent in the Olde Town Subdivision which has developed as residential. As this is the final piece of the subdivision, this project's completion will establish the area's character as a residential neighborhood. This is reflected in the Parker 2035: Choices and Changes (Master Plan) General Land Use Plan which designates the site location as Medium Residential Density. Additionally, the Town's Master Plan mentions that housing affordability has become more of an issue and notes the importance of diversifying the existing housing stock through attainable housing options in response to this.

Staff Analysis

The 12-acre site that is the subject of this request is currently zoned Agricultural and is the last undeveloped parcel in this area. The zoning proposed by the applicant is consistent with the existing development and will complete the mixed-use design originally envisioned for the Olde Town at Parker subdivision.

Based on this analysis, staff has determined that the request meets this criterion.

5. Adequate circulation exists and traffic movement would not be impeded by development; and

Applicant Analysis

Senderos Creek North will include a new street connection between the existing drive aisle in the adjacent commercial area to the west and Neu Towne Circle via an extension of East Springfield Court. East Springfield Court is currently stubbed to the Property for future extension. These street connections will provide improved connectivity both within in the neighborhood and to the surrounding community. Enhanced pedestrian connections to the existing and future commercial development adjacent to the site establishes the potential for residents to walk to work and services.

Staff Analysis

The applicant worked with the Town's engineering staff to provide adequate access, resolve incomplete streets and minimize impacts to nearby residential areas.

- The proposed access points will provide adequate circulation for the new development.
- The extension of Springfield Court from the south will provide an additional connection to the adjacent commercial uses.
- In response to concerns from the adjacent Clarke Farms subdivision, the applicant is proposing a cul-de-sac on Springfield Court from the north to avoid impacts to this established neighborhood from the new development.

Based on this analysis, staff has determined that the request meets this criterion.

6. Additional municipal service costs will not be incurred which the Town is not prepared to meet.

Applicant Analysis

The proposed project is meeting all applicable fees, policies, and requirements as specified by the Town of Parker and applicable utility districts.

Staff Analysis

This proposal completes an existing development previously approved for similar density. Town services to the development include road maintenance and emergency police response. The Town currently maintains public roads adjoining the development and will accept new public roads by dedication as development proceeds. Maintenance services will not need to be unreasonably extended to provide service to this development. The property is already located within the Town and the Police Department would respond to any calls currently. South Metro Fire and Rescue Authority will provide service to this area as it lies within their district boundaries.

Based on this analysis, staff has determined that the request meets this criterion

7. There are minimal environmental impacts or impacts can be mitigated.

Applicant Analysis

There are no known environmental impacts associated with development of the property.

Staff Analysis

No environmental concerns were identified by referral agencies. No significant wildlife or open space resource areas were identified for potential preservation in the Town's *Open Space, Trails and Greenways Master Plan*.

8. The proposal is consistent with the Town Master Plan, maps, goals, and policies.

Applicant Analysis

The Proposed Project will bring zoning in line with the residential use identified for the area on the General Land Use Plan in the Town Master Plan. This is consistent with the other planning areas established in the Olde Town PD. The proposed Senderos Creek North neighborhood will be compatible with the adjacent land uses and seeks to create a "full service community" of residents with walkable connections to parks, open space, and services, as envisioned in the Town Master Plan.

Staff Analysis

The Parker 2035 Master Plan identifies this area as Medium Density Residential and as being within a Neighborhood Center. The Medium Density Residential recommends an overall density of 3.5 dwelling units per acre while the Neighborhood Center allows for higher density residential when applied in a mixed-use walkable development. This project integrates commercial uses with adjacent residential and recreational uses through a network of pedestrian oriented alternative access routes.

Recommendations within the Parker 2035 Master Plan for the Neighborhood Centers allow for higher density residential uses as a transition between less intense residential areas and non-residential areas when developed as part of a mixed-use development.

The rezoning associated with this proposal is consistent with the current Parker 2035 Master Plan maps goals and policies as further described in Section IV of this staff report.

Based on this analysis, staff has determined that the request meets this criterion

9. There is adequate waste and sewage disposal water, schools, parks and recreation, and other services to the proportional degree necessary due to the impacts created by the proposed land uses.

Applicant Analysis

Parker Water and Sanitation District (PWSD) will provide potable water and sanitary sewer service to the Proposed Project. The neighborhood is located within the Douglas County School District and within the feeder area for Chaparral High School. It is anticipated that Prairie Crossing Elementary School and Sierra Middle School will also serve residents within the Proposed Project.

It should also be noted that the K-8 American Academy Charter School is located directly east of the Proposed Project and will serve residents as well. The proposed residential plan includes two parks and incorporates recreation areas such as a playground, dog park and community gardens. Along with the parks and open space within the larger Senderos Creek neighborhood, the nearby Cherry Creek Trail will offer residents expanded access to greenways in the town as well as pedestrian access to downtown Parker.

Staff Analysis

Water and sewer services will be provided by the Parker Water and Sanitation District. The cost to extend these facilities to the project area will be the responsibility of the developer.

The applicant has agreed to provide the appropriate cash-in-lieu of school facilities necessary to mitigate impacts created by the development to the satisfaction of the school district. Open space and trail dedications within this proposal have remained consistent with original approvals. Park space will be required to be designed and constructed meeting Town requirements as a part of the Final Plat process and approval.

SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
Aztec	No Comment
Building	Approved
Centennial Airport	The development falls within the Airport Influence Area and recommend an aviation easement for the property.
CenturyLink	No comment
Clark Farms HOA	No comment
Comcast	No comment
Comprehensive Planning	The property is located within the Neighborhood Center of the Parker 2035 Master plan which supports higher density residential.
Douglas County Assessors	No comment
Douglas County School District	The developer and the District have agreed with a flat cash-in-lieu payment to the District of \$107,784.00 towards capital mitigation and land dedication.
IREA	Approved
Fire Life Safety	Approved
Neu Towne Metro District	The Board supports approval of the development parcel.
Neu Town HOA	The Association supports a development plan for up to 127 townhomes.
Parker Water and Sanitation District	Approved for zoning

PSCO	No objection to the proposed zoning contingent upon PSCO being able to maintain all existing rights
Public Works/Engineering	No comment

VII. CONCLUSION

The proposed rezoning will add 12.16 unplatted acres located north of the original Olde Town at Parker development. The PD amendment will add a new Planning Area that will allow for a total of 122 single family attached housing units with a maximum density of 10 units per acre. The proposed density aligns with the permitted densities in other Planning Areas of the Olde Town PD. This will not change the density in any of the existing planning areas, but will increase the overall density in the PD by about a half a dwelling unit per acre. Future applications for site development will be required to meet all Town landscaping, open space or park dedication requirements. This proposal is consistent with the Parker 2035 Master Plan which identifies this area as Medium Density Residential and within a Neighborhood Center. The uses, density and overall design considerations recommended for this district are consistent with the proposed PD and with the nine approval criteria for rezoning requests.

Therefore, staff is recommending that the Planning Commission recommend Town Council approve the Olde Town at Parker PD Guide- 3rd Amendment.

VIII. RECOMMENDED CONDITIONS

None

IX. ATTACHMENTS

1. Ordinance No. 3.162.4
2. Referral Agency Comments

Report Approved By: Bryce Matthews, Planning Manager

ORDINANCE NO. 3.162.4, Series of 2020

TITLE: A BILL FOR AN ORDINANCE TO AMEND THE SECOND AMENDMENT TO THE OLDE TOWN AT PARKER PLANNED DEVELOPMENT GUIDE AND PLAN, PURSUANT TO THE PARKER LAND DEVELOPMENT ORDINANCE, AND AMENDING THE ZONING ORDINANCE AND MAP TO CONFORM THEREWITH

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Finding of Fact.

a. Application has been made for amending the Second Amendment to the Olde Town at Parker Planned Development Guide and Plan that was approved by the Town Council on April 3, 2017, and recorded at Reception No. 2017023571 of the Office of the Douglas County Clerk and Recorder's Office, pursuant to the Parker Land Development Ordinance.

a. Public notice has been given of such zoning by publication on the Town's website at least fifteen (15) days prior to the public hearing of such zoning.

c. Written notice was sent by first class mail to all owners of property that abut the Property, at least fifteen (15) days prior to the public hearing.

d. Notice of such proposed hearing was posted on the property for fifteen (15) consecutive days prior to said hearing.

b. The requirements contained in Section 13.04.240(b) of the Parker Land Development Ordinance for amending the PD-Planned Development zoning the property described in **Exhibit 1**, which is attached hereto and incorporated by this reference (the "Property"), have been satisfied.

Section 2. The Second Amendment to the Olde Town at Parker Planned Development Guide and Plan for the Property is hereby amended as provided in the "Third Amendment to the Olde Town at Parker Planned Development Guide and Plan," which is attached hereto as **Exhibit 2** and incorporated by this reference (the "Third Amendment"). The uses permitted for the Property are specifically described in the Third Amendment.

Section 3. The Zoning Ordinance and Zoning Map are hereby amended to conform with the zoning change to the property.

Section 4. Approval of this Ordinance does not create a vested property right. Vested property rights may arise and accrue, pursuant to the provisions of Ordinance No. 3.65.1, as amended, of the Town of Parker.

Section 5. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it

is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 6. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 7. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2020.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2020.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

September 4, 2020

Senderos Creek North Townhome Project

Exhibit 1: Legal Description of Olde Town at Parker Planned Development (PD)

Olde Town at Parker PD Amendment Legal Description

A PARCEL OF LAND IN THE WEST HALF OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 21, THENCE N00°20'54"W ALONG THE WESTERLY LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING;

THENCE N00°20'54"W ALONG SAID WESTERLY LINE, ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF JORDAN ROAD AS RECORDED IN BOOK 753 PAGE 617, A DISTANCE OF 302.18 FEET;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF JORDAN ROAD AS RECORDED RECEPTION NUMBERS 2002116352 AND 2003092239 THE FOLLOWING SEVEN (7) CONSECUTIVE COURSES;

1. N03°27'57"E A DISTANCE OF 117.25 FEET;
2. THENCE N89°39'06"E A DISTANCE OF 19.21 FEET;
3. THENCE N00°20'54"W A DISTANCE OF 1016.14 FEET TO A POINT OF CURVATURE;
4. THENCE 137.41 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE 09°00'29", A RADIUS OF 874.00 FEET AND A CHORD WHICH BEARS N04°09'20"E A DISTANCE OF 137.27' FEET TO A POINT OF TANGENCY;
5. THENCE N08°39'35"E A DISTANCE OF 289.60 FEET TO A POINT OF CURVATURE;
6. THENCE 164.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE 09°00'29", A RADIUS OF 1044.00 FEET AND A CHORD WHICH BEARS N04°09'20"E A DISTANCE OF 163.97 FEET TO POINT OF TANGENCY;
7. THENCE N00°20'54"W A DISTANCE OF 296.99 FEET TO A POINT OF CURVATURE;

THENCE 78.60 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE 90°03'52", A RADIUS OF 50.00 FEET AND A CHORD WHICH BEARS N44°41'02"E A DISTANCE OF 70.75 FEET TO A POINT OF TANGENCY ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST MAIN STREET AS RECORDED AT RECEPTION NUMBERS 2002116352 AND 2003092239;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) CONSECUTIVE COURSES;

1. N89°42'58"E A DISTANCE OF 363.74 FEET TO A POINT OF CURVATURE;
2. THENCE 278.26 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE 10°30'50", A RADIUS OF 1516.39 FEET AND A CHORD WHICH BEARS N84°27'33"E A DISTANCE OF 277.87 FEET;
3. THENCE N10°47'52"W A DISTANCE OF 15.00 FEET;
4. THENCE 181.43 FEET ALONG THE ARC OF NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE 06°55'25", A RADIUS OF 1501.39 FEET AND A CHORD WHICH BEARS N75°44'25"E A DISTANCE OF 181.32 TO A POINT ON THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 21;

THENCE ALONG SAID NORTHERLY LINE, N89°42'58"E A DISTANCE OF 100.15 FEET;

THENCE N00°23'18"W A DISTANCE OF 2.02 FEET TO A POINT ON THE SOUTHERLY LINE OF CLARKE FARMS SUBDIVISION, FILING NO. 2A AS RECORDED AT RECEPTION NO. 9306811;

THENCE ALONG SAID SOUTHERLY LINE, THE FOLLOWING SIX (6) CONSECUTIVE COURSES;

1. N89°36'42"E A DISTANCE 258.06 FEET;
2. THENCE N89°35'34"E A DISTANCE OF 117.35 FEET;
3. THENCE S00°19'07"E A DISTANCE OF 27.35 FEET;
4. THENCE N89°30'01"E A DISTANCE OF 50.01 FEET;
5. THENCE N00°19'07"W A DISTANCE OF 27.27 FEET
6. THENCE N89°35'34"E A DISTANCE OF 233.63 FEET TO A POINT ON THE WESTERLY LINE OF MOUNTAIN VIEW SENIOR CENTER FILING NO. 3 AS RECORDED AT RECEPTION NUMBER 2013010637.

THENCE ALONG SAID WESTERLY LINE S00°24'26"E A DISTANCE OF 3.35 FEET TO A POINT ON SAID NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 21;

THENCE ALONG SAID WESTERLY LINE OF MOUNTAIN VIEW SENIOR CENTER FILING NO. 3, S00°02'02"E A DISTANCE OF

682.11 FEET TO A POINT ON THE NORTHERLY LINE OF OLDE TOWN AT PARKER FILING NO. 1B-2 AS RECORDED AT RECEPTION NUMBER ;

THENCE ALONG SAID NORTHERLY LINE N89°34'55"E A DISTANCE 644.54 FEET TO A POINT ON THE WESTERLY RIGHT-OF- WAY LINE OF NORTH MOTSENBOCKER ROAD AS RECORDED AT RECEPTION NUMBERS 2002116352 AND 2017075212; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOURTEEN (14) CONSECUTIVE COURSES;

1. S00°02'02"E A DISTANCE OF 77.50 FEET TO A POINT OF CURVATURE;
2. THENCE 172.69 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 590.00 FEET, A CENTRAL ANGLE OF 16°46'12" AND A CHORD WHICH BEARS S08°25'08"E A DISTANCE OF 172.07 FEET TO A POINT OF TANGENCY;
3. THENCE S16°48'14"E A DISTANCE OF 30.84 FEET;
4. THENCE N72°41'42"E A DISTANCE OF 3.59 FEET;
5. THENCE S15°53'49"E A DISTANCE OF 301.80 FEET;
6. THENCE S10°18'46"E A DISTANCE OF 71.94 FEET;
7. THENCE S15°53'49"E A DISTANCE OF 79.96 FEET;
8. THENCE S16°36'56"E A DISTANCE OF 387.85 FEET TO A POINT OF CURVATURE;
9. THENCE 55.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 05°54'15" AND A CHORD WHICH BEARS S13°39'48"E A DISTANCE OF 55.11 FEET;
10. THENCE 20.12 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 510.00 FEET, A CENTRAL ANGLE OF 02°15'37" AND A CHORD WHICH BEARS S01°48'01"E A DISTANCE OF 20.12 FEET TO A POINT OF TANGENCY;
11. THENCE S00°40'13"E A DISTANCE OF 598.66 FEET;
12. THENCE S00°33'44"E A DISTANCE OF 182.24 FEET;
13. THENCE 3.31 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 37°56'39" AND A CHORD WHICH BEARS S18°24'35"W A DISTANCE OF 3.25 FEET TO A POINT OF TANGENCY;
14. THENCE S37°22'55"W A DISTANCE OF 31.26 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 21;

THENCE ALONG SAID SOUTHERLY LINE, S89°26'16"W A DISTANCE OF 345.53 FEET TO A POINT ON THE EASTERLY LINE OF A PARCEL OF LAND RECORDED AT BOOK 131, PAGE 102;

THENCE ALONG THE EASTERLY AND NORTHERLY LINE OF SAID PARCEL THE FOLLOWING TWO (2) CONSECUTIVE COURSES;

1. N00°40'14"W A DISTANCE OF 210.00 FEET;

2. THENCE S89°26'16"W A DISTANCE OF 2269.52 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID JORDAN ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING.
PARCEL CONTAINS 127.453 ACRES OR 5,551,834 SQUARE FEET MORE OR LESS.

EXHIBIT 2

Third Amendment to the OLDE TOWN AT PARKER Planned Development Guide and Plan A TRADITIONAL NEIGHBORHOOD DEVELOPMENT

Original: November 2, 2001
1st Amendment: August 27, 2003
2nd Amendment: April 3, 2017
3rd Amendment: December 7, 2020

Prepared by: Norris Design

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OLDE TOWN AT PARKER
A TRADITIONAL NEIGHBORHOOD DEVELOPMENT

Planned Development Guide

INTRODUCTION

A. Statement of Purpose

Update: September 4, 2020

Olde Town at Parker is a traditional neighborhood development encompassing approximately 129.53 acres. It is located east of Jordan Road, west of Motsenbocker Road, north of Todd Drive and south of Mainstreet.

The development was originally approved in 2003 and approximately half of the development was built out by 2015. In 2017 the remainder of the development was purchased by Pacific North LLC, was consequently sold to Meritage Homes and is currently under construction. A second amendment to the Planned Development Guide was approved at that time that reflected the resulting changes to the layout and housing types within the development. This, the third Planned Development Guide Amendment will reflect the inclusion of a new planning area, PA-9. The Olde Town at Parker Development Plan incorporates a mix of land uses bisected by a local trail system that will connect to a regional trail facility along the north side of Todd Drive. The development is based upon the traditional walking village concept of pedestrian-friendly tree-lined local streets, utilizing detached sidewalks on both sides of public streets, and complementary and compatible land uses. The entire project is connected together with pocket parks, a neighborhood center, greenways and the public sidewalk system. Most areas within the neighborhood are located within a quarter-mile of one another, to encourage residents to walk within the community and reduce dependence on the automobile for daily trips.

The development has been designed to include a variety of housing types, retail and service commercial, and community facilities to achieve a balance and reasonably self-sufficient community for families of all ages, sizes, and levels of income, but the focus of most housing will be to serve families and the active adult market. The housing opportunities include traditional single family detached homes, single family cluster homes, single family attached homes, townhomes, and duplexes. To accommodate a variety of housing types, each planning area varies in topography, size, population and street layout. The Commercial Center will be located at the southeast corner of Jordan Road and Main Street, and will be accessible by automobile, primarily from Jordan Road for pass-by-traffic and by detached walkway system of pedestrian trails and bikeways.

The open space system for the Olde Town at Parker development includes a significant central park with open space, landscaping, an outdoor pool and pool house. The park will be connected to the neighborhood by a series of neighborhood trails. All residences within the development are located within a quarter-mile (5 minute walk) of the central neighborhood park. The entire development is linked together through a public open space park-system of sidewalks and trails.

The purpose of this Development Plan and Development Guide is to establish standards for the comprehensive development and improvement of the property. The standards contained in this Development Guide are intended to carry out the goals of this planned community. They are also intended to ensure a unified high-quality community for its residents.

B. Definitions

Unless otherwise stated herein, all provisions of and definitions found in the definitions section of the Parker Land Development Code, as amended, shall apply. The following definitions are provided for clarification of the uses proposed by this Development Guide.

1. Cluster Homes:

Detached or attached homes owned in the fee title conveyed by lot or building envelope in conjunction with common open space owned and maintained by a homeowners association.

2. Condominiums:

Condominium units are conveyed by unit numbers within a condominium homeowner association in conjunction with common ownership of all common facilities.

3. Duplex Homes:

Detached building on a single parcel containing two (2) dwelling units, designed for or used as dwellings exclusively by two (2) families, each living as an independent housekeeping unit.

4. Single Family Attached Homes:

Attached homes (Townhomes) owned in the fee title conveyed by lot or building envelopes in conjunction with common open space owned and maintained by a homeowner's association.

5. Single Family Detached Homes:

Single family detached homes on fee title/simple lots.

C. Legislative Intent

It is the intent of this Development Guide is to be consistent with, and to assist in implementation of the Town of Parker Land Development Code, as amended, to:

1. Encourage innovations in development so that the residents may enjoy a greater variety in type, design and layout for buildings and by the conservation and more efficient use of open space ancillary to said buildings;
2. Encourage a more efficient use of land and public services, and/or private services to provide benefit to those who desire having in a pedestrian-oriented neighborhood;
3. Minimize the burden of traffic on streets and highways;
4. Conserve and enhance the value of the land;
5. Provide a procedure, which can relate the type and layout of the building development to the particular site, thereby encouraging preservation of the site's natural characteristics; and encourage integrated planning in order to achieve the above purposes.

D. Application

These Standards shall apply to all property contained within the Olde Town of Parker PD as shown on the Development Plan and this Development Guide. These zoning regulations and requirements shall become the governing standards for review, approval and modification of all uses occurring on the site.

Provisions of this guide shall prevail and govern the uses of the site, however, this Guide only supersedes the specific zoning category, not the Town of Parker's Land Development Code as amended. The zoning codes and regulations for the Town of Parker shall apply where the provisions of this guide do not address a specific subject; or where there is a conflict in which case the Town of Parker Land Development Code prevails.

E. Authority

The authority of this Development Guide is Chapter 13.04.150 (PD-Planned Development) of the Town of Parker Land Development Code as amended.

F. Adoption

Reference: Chapter 13.04.150 (PD-Planned Development) of the Town of Parker Land Development Code as amended.

G. Relationship of Town Regulations

The provisions of this Development Guide shall prevail and govern development of the Olde Town at Parker PD to the extent provided by the Town of Parker Land Development code, as amended, except where the provisions of the Development Guide do not clearly address a specific subject, or where there is a conflict. In such a case the provisions of the Town of Parker Land Development Code, or any other codes or regulations of the Town of Parker shall prevail, when applicable.

H. Enforcement

The provisions of the Development Guide relating to the use of land shall run in favor of the Town of Parker and shall be enforceable, at law or in equity, by the Town of Parker. All provisions of this Development Guide shall run in favor of the residents, occupants or owners of the land on which the Olde Town of Parker PD is located to the extent expressly provided in this Development Guide and in accordance with its terms and conditions, the codes of the Town of Parker, and, where applicable, State Law.

I. Additions

The addition of appropriately zoned land to Olde Town at Parker PD shall be considered a zoning amendment and shall be subject to the procedures and requirements contained in the Town of Parker Land Development Code, as amended.

CONTROL PROVISIONS

A. Control Over Use

After adoption of this Development Guide by the Town Council:

1. Any new building or other structure, and any parcel of land may be used;
2. The use of any existing building, other structure, or parcel of land may be changed or extended as provided for in this Development Guide; and
3. Any existing building or other structure may be enlarged, reconstructed, structurally altered, converted or relocated, for any purpose permitted or required by the provisions of this Development Guide applicable to the area in which such building, other structure or parcel of land is located. Such use, change, extension, enlargement, reconstruction, structural alteration, conversion or relocation shall be subject to all standards

and requirements set forth or referred to in the standards and requirements for that area, and to any other applicable standards and requirements of this Development Guide and Development Plan.

B. Control Over Location and Bulk

After the adoption of this Development Guide by the Town Council, the location and bulk of all buildings and other structures built after the effective date of the Development Guide, shall be in conformance with:

1. All applicable standards contained within the Development Plan and Guide; and
2. Any other applicable standards of the Land Development Code, as amended where such standards are not specifically addressed in or are in conflict with the Development Plan Guide.

C. Incorporation of Development Plan

The plan for development of the Olde Town at Parker PD including the type, location and boundaries of land use areas is shown upon the Olde Town at Parker PD Development Plan, which is attached as Exhibit A and is hereby incorporated by reference into this Development Guide.

GENERAL PROVISIONS

A. Purpose

The purpose of this section is to establish general provisions and clarify standards and requirements for development which may occur in the Olde Town at Parker PD.

B. Planning Area Boundaries

The boundaries and acreage of all Planning Areas within the Olde Town at Parker PD are shown on the Olde Town at Parker Development Plan. Where a Planning Area abuts an internal street drive, the boundary shall be the right-of-way of that street as indicated on the PD Development Plan. Where a Planning Area abuts another Planning Area, the boundary shall be shown as on the Olde Town at Parker PD Development Plan. Changes in the boundaries and acreage of Planning Areas shall be permitted as follows:

1. The size of any Planning Area may increase or decrease (by a minimum of 15%) after final determination, through the platting process, of the alignment of any of the streets and drives, open space areas, shown on the Olde Town at Parker PD Development Plan, subject to the Parker Land Development Code, as amended.
2. No amendment to this Development Guide shall be required for an increase and/or decrease in Planning Area boundaries internal to the site which results in changes to those areas amounting to less than 15% of the area of each such area. However, the developer shall keep and submit accurate records of such boundary revisions and shall inform the Town of the same, as required by the planning director if the modification is determined to be minor.
3. Any request for a Planning Area to increase or decrease by more than 15% of its size shown on the Development Plan shall be processed as a zoning amendment in accordance with of the Town of Parker Land Development Code.
4. The final boundary of any Planning Area shall be established when the final plat is prepared for that area.

C. Utility Connections

Approval for connection to the Parker Water and Sanitation District (the "District") facilities or other appropriate utility system shall be required for each principal building to be constructed under the terms of this Development Guide within the Olde Town at Parker PD and notice of such approval shall be provided to the Town building inspector.

D. Agricultural Uses

Agricultural activities and uses, except livestock and poultry, and all accessory structures and uses which are customarily incidental or appropriate to farming and ranching shall be permitted within Olde Town at Parker PD prior to but not during the phased development of the total project, subject to the Parker Land Development Code.

E. Utility Requirements

Telephone lines, electric lines, electrical distribution lines, cable TV lines and other like utility services shall be placed underground. Transformers, switching boxes, terminal boxes, meter cabinets, pedestals, ducts shall not be placed above ground and shall be screened as appropriate (at the time of site plan development). Equipment permitted above ground shall not be placed within the required sight triangles needed for safe traffic visibility.

F. Dedication Requirements

All dedications of Public Facilities, including but not limited to Park and Open Space lands, roadways, utility easements, drainage facilities and easements shall be made at the time of Final Plat for the specific Planning Area, except as otherwise provided in the annexation agreement for the site.

G. Application of Town of Parker Design Guidelines for Single Family, Multiple Family and Commercial Development

The Design Standards included in the Town of Parker Development Design Standards, as amended, are in addition to these standards and requirements identified in the land Development Code and these PD Development Standards. These standards shall be used when preparing site plans and architectural plans for new development. In the event there is a conflict between the design standard described herein and the Town of Parker Development Design Standards, the Town's Guidelines shall control. These standards are based upon commonly accepted principles of urban design and reflect the goals for the Town of Parker as set forth in the Town of Parker's Master Plan. The Standards address the following: (1) site design standards such as adjacent sensitivity, site development, building location and orientation access, and screening; and (2) architectural standards, such as mass and scale, architectural elements, colors and roofing. The goal is to provide high quality building materials and landscaping which is in concert with the surrounding development.

DEVELOPMENT STANDARDS

SECTION 1 – SINGLE FAMILY DETACHED RESIDENTIAL – PLANNING AREAS (PA) 4 AND 7

SEC. 1-10 Description

Single Family Detached Residential Area herein called "SFD" will have a total of approximately 56.27 acres and a maximum density of 4.35 dwelling units per acre, for a total of 245 dwelling units.

SEC. 1-20 Intent

1. Provide flexibility to adjust to changes in housing trends and patterns. Encourage diversity within the development of Olde Town at Parker through a variety of housing densities and associated lifestyles.

2. Improve the environment by requiring adequate landscaping.

SEC. 1-30 Uses Permitted

1. Single family detached dwellings with front, side or alley load garages;
2. Accessory structures and uses necessary and customarily incidental to a permitted use including detached garages;
3. Private open space and recreation facilities;
4. Public and quasi-public facilities;
5. Temporary sales trailers, model homes, and show home complexes and accessory uses; and
6. Temporary construction yards and construction office, to be removed upon completion of the development;
7. Places of religious assembly

SEC. 1-40 Uses Permitted by Special Review

1. Water wells and appurtenances

SEC. 1-50 Development Standards

Total Acreage	56.27 Acres
Maximum Allowable Density	4.35 DU/AC
Minimum Lot Area (sq. ft.)	4,500sq. ft.
Maximum Building Height	35 feet
Minimum Lot Width	
• At the street:	40 feet
• At the front building wall:	45 feet
• At cul-de-sac, or similarly curved roads and flag lots at the street:	20 feet
Primary Building Front Setback (from local street right-of-way):	18 feet to face of garage
	10 feet to face of home
	10 feet to a covered porch without having space above the porch
Primary and Accessory Structure Side Setback:	5 feet
Primary Structure Rear Setback:	15 feet
Detached Garage Structure Rear Setback	5 feet
Corner Lot Side Setback (from local street right-of-way)	10 feet to side of structure
	18 feet to garage if side entry
Minimum Building Separation (does not include overhangs)	10 feet

SEC. 1-60 Design Guidelines

1. Front porches are encouraged and may be set back a minimum of 10 feet from the right-of-way when there is no having space above the porch.
2. All units shall have a clearly defined front yard. The builder / developer / owner shall submit plans for landscaping, hedging, fencing, or a brick or stone wall, which must be approved by architectural control committee prior to installation.
3. All single family detached homes must be located with the first floor above the adjacent sidewalk.
4. Front yard landscaping shall be required for all single family detached lots and shall conform to Town of Parker minimum landscape requirements as stated in Section 13.10.161 (f) of the Town of Parker Land Development Code, as amended.
5. Two (2) car garages (minimum) shall be required.

SECTION 2 – SINGLE FAMILY CLUSTER RESIDENTIAL – PLANNING AREA (PA) 3**SEC. 2-10 Description**

The Single Family Residential Cluster Areas herein called "Cluster Homes" will have a total of approximately 7.38 acres and a maximum density of 10.03 dwelling units per acre for a total of 74 units.

SEC. 2-20 Intent

The Single Family Cluster homes proposed in the Olde Town at Parker may include a number of housing types, depending on market conditions and new unit types available. It is intended, however, that these predominately single family cluster developments not just be conventional single family residences, but unique neighborhoods with functional amenities and innovative unit types. The objective of the cluster development is to group various types of units creating communal open space, increasing privacy, improving Residential environments, and creating additional view corridors to amenities. Forms of clustering units may include, but not be limited to: an active adult community, zero lot line homes which create a more useable yard space, "keyhole" lots, wide and shallow, attached, detached "Lifestyle" full exterior maintenance homes, "Z" lots, flag lots, wedge lots, clustering of units on a common court, alley access homes, patio homes with the outdoor having space focused around a patio area and a variety of attached unit types such as duplexes, triplexes and town homes.

SEC. 2-30 Purpose

1. To provide flexibility in adjusting to changes in housing trends and patterns, while maintaining compatibility with surrounding lower density development.
2. To ensure that high standards of siting and the optimum use of available land are applied throughout the project phases.
3. To provide a variety of housing styles around featured amenities, in a substantially maintenance free environment.
4. To maintain or enhance the inherent natural features of the site, especially the drainage corridors and, to the extent possible, provide recreation, leisure and community areas for the residents of Olde Town at Parker cluster homes.
5. To provide cluster development, which in contrast to conventional development, will allow for a greater percentage of the land to be allotted to common areas and elements, and will reduce the amount of street by grouping the residential units together.

SEC. 2-40 Uses Permitted

1. Single family dwellings, attached and / or detached and condominiums
2. Private recreational facility;
3. Accessory structures and uses necessary and customarily incidental to a permitted use;
4. Public recreation facilities;
5. Public and quasi-public facilities;
6. Temporary sales trailers, model homes, and show home complexes and accessory uses; and
7. Temporary construction yards and construction office, to be removed upon completion of the development.
8. Places of religious assembly.

SEC. 2-50 Uses Permitted by Special Review

1. Water wells and appurtenances

SEC. 2-60 Development Standards

Total Acreage	7.38 Acres
Maximum Allowable Density	10.03 DU/AC
Maximum Building Height	35 feet
Building Setbacks	
• From local street right-of-way:	10 feet to the structure 18 feet to the face of the garage
• From private drive/court:	3 feet (no parking in driveway if less than 18 feet in length)
• From arterial or collector street right-of-way:	25 feet
• From north property boundary:	12 feet
• From private lot lines:	3 feet (7 feet between structures)
Minimum Building Separation:	7 feet
• Rear to side:	7 feet
• Rear to rear:	10 feet
• Side to side:	7 feet
• Corner to side or rear:	7 feet
• Front to front:	20 feet
• Front to side:	7 feet

1. All improvements must be setback a minimum of 10 feet from the Planning Area boundary.

SEC. 2-70 Design Guidelines

1. Individual lots and Buildings shall be arranged and situated to relate to surrounding properties.

2. Diversity and originality in a lot layout and individual building design shall be encouraged to achieve a more compatible relationship between development and the land.
3. Single Family Cluster, herein called Cluster Homes shall be a place to live, in which open space is concentrated, rather than dispersed, and maintained for the benefit of all that live there. Roads may be private, but will be built to the Town of Parker standards, and facilities and structures may be maintained by an association for the benefit of one and all. Due to anticipated variety and type of residential product, minimum street frontage, building area and lot size will be determined at time of Final Plat/Site Plan.
4. Off-street parking may be allowed within setbacks but shall not compromise landscaping and other buffering measures or sidewalks
5. The design of any structure / development shall be a "360-degree" design, i.e., any elevation of a building shall be architecturally "finished" to a similar degree.
6. Attached units which share a common wall, shall meet all applicable fire protection requirements.
7. Attached units which share a common wall must meet the development standards of the Single Family Attached District.
8. Minimum lot size will be determined based upon platting. A condominium plat will be required for the property, or the property will be limited to 1 dwelling unit per lot.

SECTION 3 – SINGLE FAMILY ATTACHED RESIDENTIAL – PLANNING AREAS (PA) 2 AND 9

SEC. 3-10 Description

The Single Family Residential Attached Area herein called "SFA" will have a total of approximately 16.92 acres (4.76 acres in PA-2, 12.16 acres in PA-9) and a maximum density of 11.35 dwelling units per acre for a total of 192 allowed dwelling units.

SEC. 3-20 Intent

The Single Family Attached area shall be a place to live in which open space is concentrated, rather than dispersed, and maintained for the benefit of all whom live there. Roads may be private, but built to Town of Parker design standards. These facilities and structures may be maintained by an association for the benefit of one and all. This use area will consist of attached townhouse type units, patio/ cluster units (closely grouped detached and/or attached homes), duplexes, and/or stacked flats (condominium units). The purpose of the Attached Homes is as follows:

1. To provide flexibility in adjusting to changes in housing trends and patterns, while maintaining compatibility with surrounding lower density development.
2. To ensure that high standards of siting and the optimum use of available land are applied.
3. To provide a variety of living styles around featured amenities, in a substantially maintenance-free environment.
4. Cluster development, which in contrast to conventional development, will allow for a greater percentage of the land to be allotted to common areas and elements, and will reduce the amount of streets by grouping the residential units together.

SEC. 3-30 Uses Permitted

1. Single family dwellings, attached, town homes, duplexes, and/or detached cluster homes;

2. Private recreational facility;
3. Accessory structures and uses necessary and customarily incidental to a permitted use;
4. Public recreation facilities;
5. Public and quasi-public facilities;
6. Temporary sales trailers, model homes, and show home complexes and accessory uses; and
7. Temporary construction yards and construction office, to be removed upon completion of the development.

SEC. 3-40 Uses Permitted by Special Review

1. Water wells and appurtenances

SEC. 3-50 Development Standards

Total Acreage	16.92 Acres
Maximum Allowable Density	11.35 DU/AC
Maximum Building Height	35 feet
Building Setbacks	
• From local street right-of-way:	10 feet to the structure 18 feet to the face of the garage
• From private drive/court/alley:	2 feet (no parking in driveway if less than 18 feet in length)
• From arterial or collector street right-of-way:	20 feet
• Adjacent to Single Family Detached Residential:	15 feet
Minimum Building Separation:	
• Rear to side:	12 feet
• Rear to rear:	20 feet
• Side to side:	10 feet
• Corner to side or rear:	10 feet
• Front to front:	20 feet
• Front to side:	12 feet

1. All improvements must be setback a minimum of 10 feet from the Planning Area boundary.

SEC. 3-60 Design Guidelines

1. Due to anticipated variety and type of residential product street frontage, building area and lot size will be determined at time of Final Plat/Site Plan.
2. Off-street parking may be allowed within setbacks but shall not compromise landscaping and other buffering measures.

3. The design of any structure / development shall be a "360-degree" design, i.e., any elevation of a building shall be architecturally "finished" to a similar degree.
4. Attached units which share a common wall shall meet all applicable fire protection requirements.
5. Minimum lot size will be determined based upon platting. A condominium plat will be required for property within this Planning Area, or the property will be limited to 1 Dwelling Unit per lot.

SECTION 4 – DUPLEX RESIDENTIAL – PLANNING AREAS (PA) 5 AND 6

SEC. 4-10 Description

The Duplex Residential area will have a total of approximately 13.88 acres (3.84 acres in PA-5, 10.04 acres in PA-6) and a maximum density of 10 units per acre for a maximum total of 104 dwelling units in Planning Areas PA 5 and 6.

SEC. 4-20 Intent

The Duplex Residential area shall be a place to live in which open space is concentrated, rather than dispersed, and maintained for the benefit of all whom live there. Roads may be private, but built to Town of Parker design standards. These facilities and structures may be maintained by an association for the benefit of one and all. This use area will consist of attached townhouse type units, patio/ cluster units (closely grouped detached and/or attached homes), duplexes, and/or stacked flats (condominium units). The purpose of the Attached Homes is as follows:

1. To provide flexibility in adjusting to changes in housing trends and patterns, while maintaining compatibility with surrounding lower density development.
2. To ensure that high standards of siting and the optimum use of available land are applied.
3. To provide a variety of living styles around featured amenities, in a substantially maintenance-free environment.
4. Cluster development, which in contrast to conventional development, will allow for a greater percentage of the land to be allotted to common areas and elements, and will reduce the amount of streets by grouping the residential units together.

SEC. 4-30 Uses Permitted

1. Single family dwellings, attached, town homes, stacked flats (condominiums), duplexes, and/or detached cluster homes;
2. Private recreational facility;
3. Accessory structures and uses necessary and customarily incidental to a permitted use;
4. Public recreation facilities;
5. Public and quasi-public facilities;
6. Temporary sales trailers, model homes, and show home complexes and accessory uses; and
7. Temporary construction yards and construction office, to be removed upon completion of the development.
8. Places of religious assembly.

SEC. 4-40 Uses Permitted by Special Review

1. Water wells and appurtenances

SEC. 4-50 Development Standards

Total Acreage	13.88 Acres
Maximum Allowable Density	10 DU/AC
Maximum Building Height	35 feet
Building Setbacks	
• From local street right-of-way:	10 feet to the structure 18 feet to the face of the garage
• From private drive/court/alley:	Driveway must be ≤ 5 feet or ≥ 18 feet.
• From arterial or collector street right-of-way:	20 feet
• Adjacent to Single Family Detached Residential:	15 feet
Minimum Building Separation:	
• Rear to side:	12 feet
• Rear to rear:	20 feet
• Side to side:	10 feet
• Corner to side or rear:	10 feet
• Front to front:	20 feet
• Front to side:	12 feet

1. There will be a minimum residential setback from commercial areas of 15 feet to include vegetative screening of coniferous trees and a private fence on either the commercial or residential lot.

SEC. 4-60 Design Guidelines

1. Due to anticipated variety and type of residential product street frontage, building area and lot size will be determined at time of Final Plat/Site Plan. Setbacks will not inhibit ability to achieve desired density.
2. Off-street parking may be allowed within setbacks but shall not compromise landscaping and other buffering measures.
3. The design of any structure / development shall be a "360-degree" design, i.e., any elevation of a building shall be architecturally "finished" to a similar degree.
4. Attached units which share a common wall shall meet all applicable fire protection requirements.
5. Minimum lot size will be determined based upon platting. A condominium plat will be required for property within this Planning Area, or the property will be limited to 1 Dwelling Unit per lot.

SECTION 5 – COMMERCIAL CENTER – PLANNING AREA (PA) 1**SEC. 5-10 Description**

The Commercial Center is a total of approximately 11.49 acres.

SEC. 5-20 Intent

The Olde Town at Parker Commercial Center or Neighborhood Shopping Village is located at the southeast intersection of Jordan Road and Mainstreet. This area is anticipated to serve the daily needs of the local neighborhood, offering a variety of goods and services. This area shall be configured to provide easy access to the neighborhoods they serve. The design of any use within the commercial shall be a "360 degree" design, i.e., every elevation of a building shall be architecturally "finished" to a similar degree. Likewise, within the building clusters, there shall be architectural compatibility with typical details, (i.e. directional signage, trash enclosures, rooftop mechanical screens etc.), similar building materials, color, massing, scale design details and pedestrian orientation. There shall also be a common landscape concept and a master circulation plan.

SEC. 5-30 Uses Permitted

The following uses are permitted in the Commercial Center:

1. Retail business activities, including, but not limited to, the following uses:
 - Antique shops
 - Artist supplies
 - Barbershops and beauty parlors
 - Bars and lounges
 - Book stores
 - Clothing stores
 - Convenience stores with fuel sales
 - Crafts and hobby shops
 - Drug stores
 - Dry cleaning and dyeing
 - Electrical and household appliances
 - Florists
 - Furniture stores, no warehousing – limited storage within the principal structure
 - Gift shops
 - Grocery stores
 - Hardware stores
 - Indoor amusement and recreational facilities
 - Instructional services/studios
 - Jewelry stores
 - Laundries – hand and coin-operated
 - Music shops
 - Office supplies
 - Package liquor stores
 - Paint stores
 - Pet shops
 - Photographic studios, equipment and supplies
 - Restaurants and other eating establishments with or without a drive-thru, including sidewalk cafes and kiosks that provide unique congregating places for sales and shopping interests

- Shoe stores
 - Sporting good and athletic equipment
 - Stationary stores
 - Toy and game stores
2. Offices: general, medical, dental, professional and governmental
 3. Cultural facilities, such as a museum, theater, art gallery;
 4. Medical and dental clinics;
 5. Child care center
 6. Financial offices, including banks, savings and loans, limited to a maximum of 5,000 square feet and not including drive-through facilities;
 7. Clubs, lodges, fraternal and service organizations;
 8. Public and private schools
 9. Health clubs, fitness center;
 10. Accessory structures and uses necessary and customarily incidental to the above uses. No outdoor storage shall be permitted; *
 11. Public and quasi-public facilities;
 12. Temporary construction yards and construction office, to be removed upon completion of the development; and
 13. Places of religious assembly.

*All uses which are incidental only to the permitted use and which may comply with all of the following conditions, may be operated as an accessory use in business and commercial districts:

1. Is clearly incidental and customary to and commonly associated with the permitted use; and
2. Is operated and maintained under the same ownership and on the same building site as the permitted use.

SEC. 5-40 Uses Permitted by Special Review

1. Uses that have 24 hour operations
2. Outdoor recreational facilities;
3. Veterinary clinics and hospitals;
4. Financial offices, including banks, savings and loans proposing over 5,000 square feet in area, and/or drive-thru facilities;
5. Funeral homes, mortuaries and crematoria;
6. Pawn shops;
7. Nursing homes, retirement centers and residential style health care facilities.
8. Water wells and appurtenances

SEC. 5-50 Maximum Building Height

The predominant portion of any building shall not exceed 35 feet in height. Ornamental architectural elements or appurtenances such as stair towers, entry and corner design features, or cupolas shall not exceed 45 feet in height.

SEC. 5-60 Setbacks

Front Building Setback

• From public and private internal rights-of-way:	0 feet
• From Jordan Road and Mainstreet:	20 feet
Side Setbacks	
• If attached to an adjacent building:	Minimum of 0 feet
• If not attached to an adjacent building:	Minimum of 5 feet
Rear Setbacks:	10 feet from all property lines

1. A minimum 20 foot landscape strip shall be provided along Jordan Road, which shall include pedestrian walkways as indicated on the concept plan.

SEC. 5-70 Off -Street Loading

Unless screening has been approved by the Town of Parker, truck docking facilities off any major or minor arterial or adjacent to a residential district, is prohibited.

SEC. 5-80 Lot Coverage and Open Space

Lot coverage and common open space requirements shall be in accordance with the Town of Parker Development Design Standards, as amended.

SEC. 5-90 Design Guidelines

1. At the time of Site Plan/Final Plat all common design elements including but not limited to a "360 degree" architectural design treatment, thematic architectural design for all buildings, thematic landscape design through the site, minimum landscape buffers, uniform signage treatment, etc. shall be indicated.
2. Off-street parking will comply with the Town of Parker Land Development Code, as amended.

SECTION 6 – PARK/OPEN SPACE – PLANNING AREA (PA) 8

SEC. 6-10 Description

The Park/Open Space Area is a total of approximately 11.50 acres.

SEC. 6-20 Intent

The Park/ Open Space Area is located in the center of the community. The area contains approximately 11.50 acres and is planned to serve as an easily accessible location for residents within the development. The central park and open space area which includes 7.72 acres will include a neighborhood activity center which will include a club house, swimming pool and pool house, hot tub, tot lot and open play area. The open space will include a regional trail and landscaping. The design of any building within this use area shall be a "360 degree" design.

SEC. 6-30 Uses Permitted

The following uses are permitted within the Park/Open Space Area:

1. Outdoor pool and pool house
2. Community building/ club house;
3. Neighborhood activity center
4. Indoor and outdoor private recreation facilities;
5. Trails;

6. Public and quasi-public facilities;
7. Temporary sales trailers, model homes, and show home complexes and accessory uses; and
8. Temporary construction yards and construction office, to be removed upon completion of the development;
9. Accessory structures and uses necessary and customarily incidental to a permitted use; and.
10. Drainage facilities and detention ponds.

SEC. 6-40 Uses Permitted by Special Review

1. Water wells and appurtenances

SEC. 6-50 Setbacks

All buildings shall be setback a minimum of 10 feet from the Planning Area Boundary.

SEC. 6-60 Maximum Building Height

The maximum building height of any structure in the Park/Open Space Area shall be 20 feet, with the exception of the clubhouse or pool house facility which may be 35 feet in height.

SECTION 7 – NOTES

1. The developer has the right to build at a lower density in any planning area provided the Town has determined that the use is permitted and compatible with surrounding land uses and a finding of compatibility is determined at the time of Preliminary Plan or Site Plan review; provided the developer meets the requirements of that particular zone district and the intent statements of this Development Plan. This reduction shall be considered a minor change, enabling the developer to gain approval of the site without amending the Development Plan.
2. Residential Development Standards shall apply to the use described, regardless of the zone district in which they are found, (i.e., if a Single Family Detached use is proposed in the Single Family Attached Use Area, the Development Standards for the Single Family Detached Use Area shall apply) provided that such use is a Permitted Use or Use by Special Review in the subject Planning Area.
3. All roadway systems are conceptually located to provide access to the site and its environs. Final alignments, access and design will be determined at the time of Sketch/Preliminary Plan review, and shall be in substantial compliance with the Development Plan.
4. Total Park dedication for this development shall be 13.39 acres as depicted on the Development Plan.
5. The 20% open space requirement shall be provided through the following:
 - a) Non-dedicated community open space.
 - b) Cash-in-lieu of open space land paid to the Town for the off-site purchase of open space.
 - c) Improvements to regional trail and parks in lieu of open space.
6. The owner / developer of any property within the area subject to these development standards has the right to continue existing agricultural uses until the time of construction, in accordance with the requirements of Sec.13.04.230 ("Non-conforming Situations") of the Town of Parker Land Development Code as provided herein.

SECTION 8 – DESIGN INTENT

SEC. 8-10 Circulation, Road Patterns, and Standards

The roads / streets are laid out based on a dispersed network, so that there are alternate routes to every destination, thereby permitting most streets to be narrower, with slower traffic and reduced trips per day envisioned for these pedestrian oriented streets.

Extensive street trees and detached walks on both sides along the neighborhood street will encourage pedestrians to utilize the "walking street pedestrian system" for day to day local trips within the development.

SEC. 8-20 View Corridors

Views from the site can be dramatic, ranging from mountains to the plains. The mountain views to the west include a sweep of approximately 180 degrees assuming many homes an opportunity to have a view. Views to the east include a view of the Cherry Creek open space / drainage corridor and the surrounding Town of Parker.

SEC. 8-30 Constraints

Public Service Company's overhead transmission lines are located along the southern boundary of the property paralleling Todd Drive. Traffic noise impacts are anticipated at the intersection of Jordan Road and Mainstreet.

SEC. 8-40 Community Design Elements

Community design elements will create the visual amenities that will contribute to making Olde Town at Parker a cohesive, well planned community. Community design elements include landscaping, berming, planting, entry monumentation, pavement textures in select areas, walls, fencing, lighting, parks, pedestrian and bicycle circulation and street furniture.

The external streets and the treatment along these roadways create the window and primary access to the community. It is intended that treatment along the roadways (landscape planting, community design elements and street furniture) be designed and integrated in a way to demonstrate the quality and community concept of Olde Town at Parker. It is intended that street furniture such as benches and street lighting, traffic control devices, bus shelters, kiosks, drinking fountains, bike racks, trash receptacles, fencing along the arterial and collector roads, and signage along the village center, arterials & collectors, shall be installed by the developer, and be of a consistent design vocabulary while adhering to the Town's Sign Code. Street furniture and entry signage will be an integral part of the landscaping areas flanking the arterials and shall have a uniform appearance throughout Olde Town at Parker. Street furniture will complement a theme with an integrated design. Signage along arterials and collectors will be low profile type monument signs with base materials and landscaping which will complement building themes and materials, consistent with the Town's Sign Code.

Development within Olde Town at Parker will comply with all Town of Parker Landscape Guidelines. Landscape planting shall be coordinated with the other community design elements and enhance the quality of the development. Additional design standards shall be submitted to the Town of Parker on or prior to the submission of a Final Plat.

SEC. 8-50 Community/Architectural Design Elements

Architectural design and specific area site planning shall encourage high quality development. Design Guidelines shall be submitted to the Town of Parker concurrent with the first Final Plat, ensuring the integration of design control of architecture, street furniture, and establish the character for other areas within Olde Town at Parker. The creation of a homeowner's association and enforcement of design Guidelines are enabled by the Covenants, Conditions and Restrictions (CC&R's) established for the property. The HOA will be responsible for enforcing the CC&R's and the Design Guidelines. The Design Guidelines will be provided to the Town as a courtesy.

Olde Town at Parker is a planned development and special consideration must be given to the siting of all improvements with emphasis on the relationship to existing grades, and the relationship to neighboring sites and vistas. All residences will have exterior elevations, roofs and details that shall be coordinated and consistent in their architectural treatment. Exterior elevations shall be designed to complement the natural and man enhanced environments of Olde Town at Parker. Large surfaces of bright colors and reflective exterior surfaces shall be prohibited excluding all glazed areas. Panels of bright colors may be utilized for an architectural statement on certain panels or doors, but again, may not be utilized on mass surfaces.

Fencing - The developer / builder shall submit detailed fence designs with the Final Plat and/ or Site Plan. The design and materials for any fencing along any arterial or collector road shall be based on a unified theme and character determined at the time of initial Final Plat, which shall reflect the overall design intent for the development. Individual panel or specific lot fence designs shall be prohibited on all fences along arterial and/or collector roads.

Common Area Landscaping - All common areas along arterials and collector roads, buffers, entry areas, pedestrian walkways and under the Jurisdiction of the Olde Town at Parker Homeowner's Association, or other quasi-government entity shall be landscaped in accordance with a master landscape plan which shall be submitted with the Final Plat and/ or Site Plan subject to approval by the Town of Parker. The landscape plans shall indicate, but not be limited to, plant materials, grading, soil, irrigation, landscape, signs, lighting, etc., and shall be prepared by a landscape architect, and shall meet or exceed the landscape requirements specified in Sec. 13.06.070 of the Town of Parker Land Development Code as amended.

All landscaping within a public right-of-way will require a license agreement issued by the Town of Parker Public Works Department. The agreement shall be assigned to the homeowner's or commercial owner's association therefore requiring the maintenance and irrigation, including tap, by the assigned entity or individual homeowner. Maintenance, irrigation and the water source, of the tree lawns along public streets adjacent to a Single Family lot is the responsibility of the lot owner. Maintenance and irrigation of all common area landscaping, including right-of-way landscaping along Jordan Road and Motsenbocker Road shall be the responsibility of the homeowner's association. Maintenance and irrigation of all landscaping along Mainstreet and Jordan Road adjacent to the Commercial Center shall be the responsibility of the Commercial owner's association or management company.

SECTION 9 – EXHIBITS

Exhibit A: Legal Description

Exhibit B: PD Development Plan

September 4, 2020

Senderos Creek North Townhome Project

Exhibit A: Legal Description of Olde Town at Parker Planned Development (PD)

Olde Town at Parker PD Amendment Legal Description

A PARCEL OF LAND IN THE WEST HALF OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 21, THENCE N00°20'54"W ALONG THE WESTERLY LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING;

THENCE N00°20'54"W ALONG SAID WESTERLY LINE, ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF JORDAN ROAD AS RECORDED IN BOOK 753 PAGE 617, A DISTANCE OF 302.18 FEET;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF JORDAN ROAD AS RECORDED RECEPTION NUMBERS 2002116352 AND 2003092239 THE FOLLOWING SEVEN (7) CONSECUTIVE COURSES;

1. N03°27'57"E A DISTANCE OF 117.25 FEET;
2. THENCE N89°39'06"E A DISTANCE OF 19.21 FEET;
3. THENCE N00°20'54"W A DISTANCE OF 1016.14 FEET TO A POINT OF CURVATURE;
4. THENCE 137.41 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE 09°00'29", A RADIUS OF 874.00 FEET AND A CHORD WHICH BEARS N04°09'20"E A DISTANCE OF 137.27' FEET TO A POINT OF TANGENCY;
5. THENCE N08°39'35"E A DISTANCE OF 289.60 FEET TO A POINT OF CURVATURE;
6. THENCE 164.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE 09°00'29", A RADIUS OF 1044.00 FEET AND A CHORD WHICH BEARS N04°09'20"E A DISTANCE OF 163.97 FEET TO POINT OF TANGENCY;
7. THENCE N00°20'54"W A DISTANCE OF 296.99 FEET TO A POINT OF CURVATURE;

THENCE 78.60 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE 90°03'52", A RADIUS OF 50.00 FEET AND A CHORD WHICH BEARS N44°41'02"E A DISTANCE OF 70.75 FEET TO A POINT OF TANGENCY ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST MAIN STREET AS RECORDED AT RECEPTION NUMBERS 2002116352 AND 2003092239;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) CONSECUTIVE COURSES;

1. N89°42'58"E A DISTANCE OF 363.74 FEET TO A POINT OF CURVATURE;
2. THENCE 278.26 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE 10°30'50", A RADIUS OF 1516.39 FEET AND A CHORD WHICH BEARS N84°27'33"E A DISTANCE OF 277.87 FEET;
3. THENCE N10°47'52"W A DISTANCE OF 15.00 FEET;
4. THENCE 181.43 FEET ALONG THE ARC OF NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE 06°55'25", A RADIUS OF 1501.39 FEET AND A CHORD WHICH BEARS N75°44'25"E A DISTANCE OF 181.32 TO A POINT ON THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 21;

THENCE ALONG SAID NORTHERLY LINE, N89°42'58"E A DISTANCE OF 100.15 FEET;

THENCE N00°23'18"W A DISTANCE OF 2.02 FEET TO A POINT ON THE SOUTHERLY LINE OF CLARKE FARMS SUBDIVISION, FILING NO. 2A AS RECORDED AT RECEPTION NO. 9306811;

THENCE ALONG SAID SOUTHERLY LINE, THE FOLLOWING SIX (6) CONSECUTIVE COURSES;

1. N89°36'42"E A DISTANCE 258.06 FEET;
2. THENCE N89°35'34"E A DISTANCE OF 117.35 FEET;
3. THENCE S00°19'07"E A DISTANCE OF 27.35 FEET;
4. THENCE N89°30'01"E A DISTANCE OF 50.01 FEET;
5. THENCE N00°19'07"W A DISTANCE OF 27.27 FEET
6. THENCE N89°35'34"E A DISTANCE OF 233.63 FEET TO A POINT ON THE WESTERLY LINE OF MOUNTAIN VIEW SENIOR CENTER FILING NO. 3 AS RECORDED AT RECEPTION NUMBER 2013010637.

THENCE ALONG SAID WESTERLY LINE S00°24'26"E A DISTANCE OF 3.35 FEET TO A POINT ON SAID NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 21;

THENCE ALONG SAID WESTERLY LINE OF MOUNTAIN VIEW SENIOR CENTER FILING NO. 3, S00°02'02"E A DISTANCE OF

682.11 FEET TO A POINT ON THE NORTHERLY LINE OF OLDE TOWN AT PARKER FILING NO. 1B-2 AS RECORDED AT RECEPTION NUMBER ;

THENCE ALONG SAID NORTHERLY LINE N89°34'55"E A DISTANCE 644.54 FEET TO A POINT ON THE WESTERLY RIGHT-OF- WAY LINE OF NORTH MOTSENBOCKER ROAD AS RECORDED AT RECEPTION NUMBERS 2002116352 AND 2017075212; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOURTEEN (14) CONSECUTIVE COURSES;

1. S00°02'02"E A DISTANCE OF 77.50 FEET TO A POINT OF CURVATURE;
2. THENCE 172.69 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 590.00 FEET, A CENTRAL ANGLE OF 16°46'12" AND A CHORD WHICH BEARS S08°25'08"E A DISTANCE OF 172.07 FEET TO A POINT OF TANGENCY;
3. THENCE S16°48'14"E A DISTANCE OF 30.84 FEET;
4. THENCE N72°41'42"E A DISTANCE OF 3.59 FEET;
5. THENCE S15°53'49"E A DISTANCE OF 301.80 FEET;
6. THENCE S10°18'46"E A DISTANCE OF 71.94 FEET;
7. THENCE S15°53'49"E A DISTANCE OF 79.96 FEET;
8. THENCE S16°36'56"E A DISTANCE OF 387.85 FEET TO A POINT OF CURVATURE;
9. THENCE 55.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 05°54'15" AND A CHORD WHICH BEARS S13°39'48"E A DISTANCE OF 55.11 FEET;
10. THENCE 20.12 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 510.00 FEET, A CENTRAL ANGLE OF 02°15'37" AND A CHORD WHICH BEARS S01°48'01"E A DISTANCE OF 20.12 FEET TO A POINT OF TANGENCY;
11. THENCE S00°40'13"E A DISTANCE OF 598.66 FEET;
12. THENCE S00°33'44"E A DISTANCE OF 182.24 FEET;
13. THENCE 3.31 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 37°56'39" AND A CHORD WHICH BEARS S18°24'35"W A DISTANCE OF 3.25 FEET TO A POINT OF TANGENCY;
14. THENCE S37°22'55"W A DISTANCE OF 31.26 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 21;

THENCE ALONG SAID SOUTHERLY LINE, S89°26'16"W A DISTANCE OF 345.53 FEET TO A POINT ON THE EASTERLY LINE OF A PARCEL OF LAND RECORDED AT BOOK 131, PAGE 102;

THENCE ALONG THE EASTERLY AND NORTHERLY LINE OF SAID PARCEL THE FOLLOWING TWO (2) CONSECUTIVE COURSES;

1. N00°40'14"W A DISTANCE OF 210.00 FEET;

2. THENCE S89°26'16"W A DISTANCE OF 2269.52 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID JORDAN ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING.
PARCEL CONTAINS 127.453 ACRES OR 5,551,834 SQUARE FEET MORE OR LESS.

Olde Town At Parker

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

PD Development Plan
3rd Amendment
SHEET 1 OF 1

VICINITY MAP NOT TO SCALE



- NOTES
1. NO FLOODPLAIN EXISTS ON THIS SITE.
 2. ALL EXISTING STRUCTURES ON THIS SITE SHALL BE REMOVED.
 3. EXISTING ZONING - PD
 4. WATER AND SEWER TO BE PROVIDED BY PARKER WATER AND SANITATION DISTRICT.

LAND USE SUMMARY

PA	Planning Area	Acreage	Dwelling Units	Density	Max. Density	% of Acreage
4 & 7	S.F. Detached Res*	56.27	245	4.35	4.35	43.4%
3	S.F. Cluster	7.38	74	10.03	10.03	5.7%
2 & 9	S.F. Attached	16.92	192	11.35	11.35	13.1%
5 & 6	Duplex Residential	13.88	104	7.49	10.00	10.7%
1	Commercial Center	11.49	N/A	N/A	N/A	8.9%
8	Parks/Open Space	11.50	N/A	N/A	N/A	8.9%
	Internal ROW**	8.43	N/A	N/A	N/A	6.5%
	Motensbocker ROW Dedication	0.90	N/A	N/A	N/A	0.7%
	Open Space/Trail	2.76	N/A	N/A	N/A	2.1%
		129.53	615	4.75	5.02	100.0%

* INCLUDES INTERNAL OPEN SPACE
** AS SHOWN ON PLAN
*** MAXIMUM DENSITIES FOR ALL PA's EXCEPT PA-9 WERE ESTABLISHED VIA PREVIOUS PD AMENDMENTS.

PLANNING COMMISSION ACCEPTANCE:

THIS DEVELOPMENT PLAN WAS REVIEWED AND RECOMMENDED FOR APPROVAL BY THE TOWN OF PARKER PLANNING COMMISSION FOLLOWING A PUBLIC HEARING HELD ON _____, 2020.

PLANNING DIRECTOR, ON BEHALF OF THE TOWN OF PARKER PLANNING COMMISSION

TOWN COUNCIL ACCEPTANCE:

THIS DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER ON THE _____ DAY OF _____, 2020, FOR THE PROPERTY DESCRIBED AS OLDE TOWN AT PARKER. THE ZONING INFORMATION SHOWN HEREON WAS CONFIRMED WITH ADOPTION OF ORDINANCE NO. _____.

MAYOR, TOWN OF PARKER

ATTEST: _____
TOWN CLERK

CLERK AND RECORDER'S CERTIFICATE

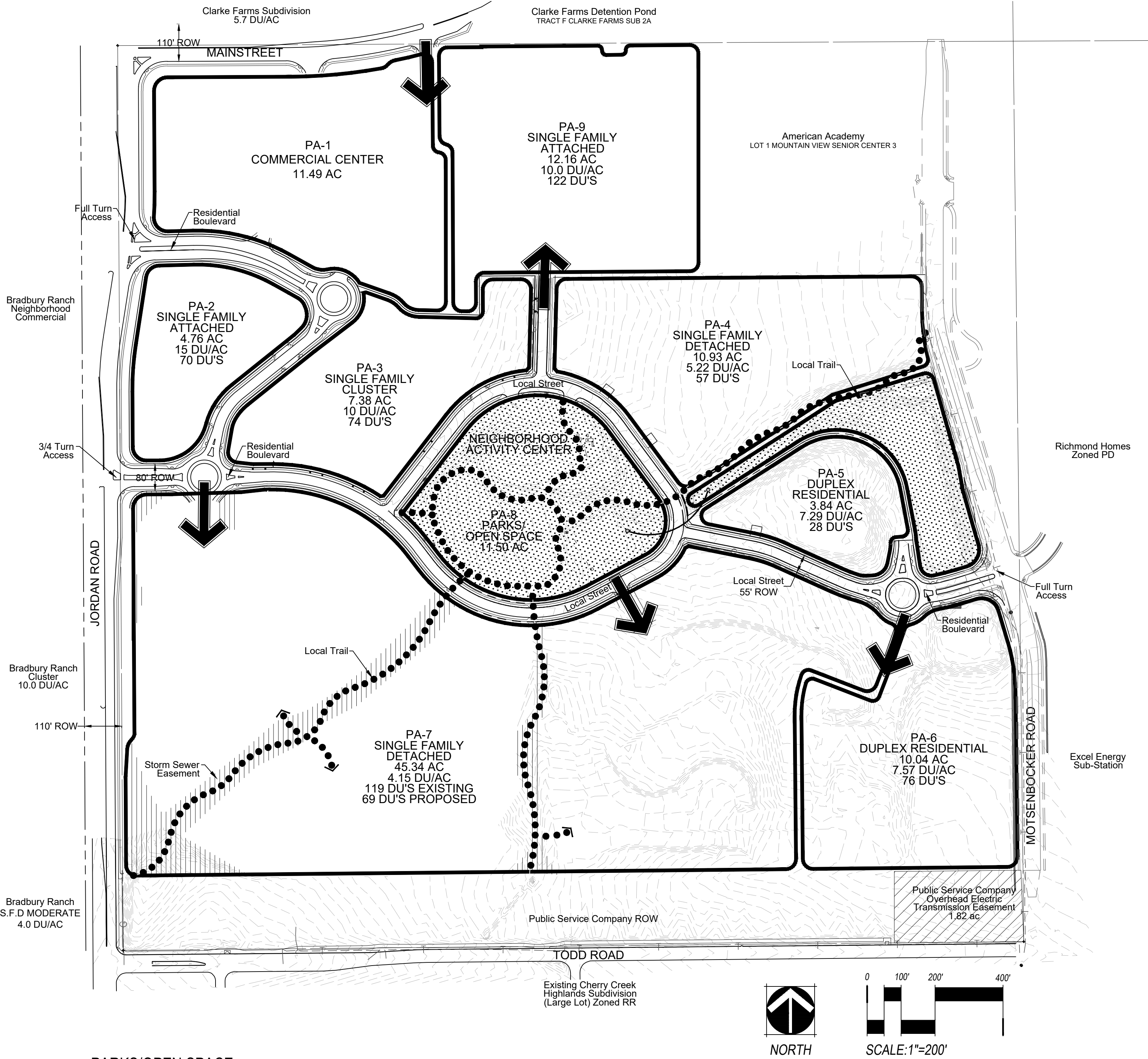
STATE OF COLORADO }
COUNTY OF DOUGLAS }

I HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 2019 A.D. AT _____ O'CLOCK _____ M AND WAS RECORDED WITH RECEPTION NUMBER _____.

DOUGLAS COUNTY RECORDER

LEGEND

- Local Trail
- Access Points
- Designated Parks/Open Space within Planning Area
- Park/Open Space



PARKS/OPEN SPACE

1. PARKS DEDICATION REQUIRED
2ND AMENDMENT (2017): 595 DU'S X 3.0 PEOPLE/DU / 1,000 X 7.5: 13.39 AC*
3RD AMENDMENT (2020): 122 DU'S X 0.0139 AC/UNIT: 1.69 AC**
TOTAL PARK DEDICATION REQUIRED: 15.08 AC
3. PARK DEDICATION PROVIDED:
A. PA-8 (PARK/O.S./RECREATION CENTER): 7.22 AC
B. POCKET PARKS/OPEN SPACE IN PA-7: 2.70 AC
C. REGIONAL TRAIL CORRIDOR IN PA-7 & PA-8: 3.69 AC
D. PARK LANDS IN PA-9: 1.70 AC
TOTAL PARK DEDICATION CREDIT: 15.31 AC
4. OPEN SPACE REQUIRED: 20% OF AREA
5. OPEN SPACE TO BE MET THROUGH THE FOLLOWING:
A. NON-DEDICATED COMMUNITY OPEN SPACE AREAS
B. CASH-IN-LIEU OF OPEN SPACE PAID TO TOWN OF PARKER
C. IMPROVEMENTS TO REGIONAL TRAIL AND PARKS IN LIEU OF OPEN SPACE

* REFLECTS PREVIOUS PARKS DEDICATION FORMULA USED TO CALCULATE REQUIREMENT WITH THE 2017 PD AMENDMENT.
** REFLECTS CURRENT PARKS DEDICATION FORMULA FOR CURRENT CALCULATION.

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST QUARTER OF SAID SECTION 21;

THENCE N00°20'54"W ALONG THE WESTERLY LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING;

THENCE N00°20'54"W ALONG SAID WESTERLY LINE, ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF JORDAN ROAD AS RECORDED IN BOOK 753 PAGE 617, A DISTANCE OF 302.18 FEET;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF JORDAN ROAD AS RECORDED RECEPTION NUMBERS 2002116352 AND 2003092239 THE FOLLOWING SEVEN (7) CONSECUTIVE COURSES;

1. N03°27'57"E A DISTANCE OF 117.25 FEET;
2. THENCE N89°39'06"E A DISTANCE OF 19.21 FEET;
3. THENCE N00°20'54"W A DISTANCE OF 1016.14 FEET TO A POINT OF CURVATURE;
4. THENCE 137.41 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE 09°00'29", A RADIUS OF 874.00 FEET AND A CHORD WHICH BEARS N04°09'20"E A DISTANCE OF 137.27' FEET TO A POINT OF TANGENCY;
5. THENCE N08°39'35"E A DISTANCE OF 289.60 FEET TO A POINT OF CURVATURE;
6. THENCE 164.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE 09°00'29", A RADIUS OF 1044.00 FEET AND A CHORD WHICH BEARS N04°09'20"E A DISTANCE OF 163.97 FEET TO POINT OF TANGENCY;
7. THENCE N00°20'54"W A DISTANCE OF 296.99 FEET TO A POINT OF CURVATURE;

THENCE 78.60 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE 90°03'52", A RADIUS OF 50.00 FEET AND A CHORD WHICH BEARS N44°41'02"E A DISTANCE OF 70.75 FEET TO A POINT OF TANGENCY ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST MAIN STREET AS RECORDED AT RECEPTION NUMBERS 2002116352 AND 2003092239;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) CONSECUTIVE COURSES;

1. N89°42'58"E A DISTANCE OF 363.74 FEET TO A POINT OF CURVATURE;
2. THENCE 278.26 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE 10°30'50", A RADIUS OF 1516.39 FEET AND A CHORD WHICH BEARS N84°27'33"E A DISTANCE OF 277.87 FEET;
3. THENCE N10°47'52"W A DISTANCE OF 15.00 FEET;
4. THENCE 181.43 FEET ALONG THE ARC OF NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE 06°55'25", A RADIUS OF 1501.39 FEET AND A CHORD WHICH BEARS N75°44'25"E A DISTANCE OF 181.32 TO A POINT ON THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 21;

THENCE ALONG SAID NORTHERLY LINE, N89°42'58"E A DISTANCE OF 100.15 FEET;

THENCE N00°23'18"W A DISTANCE OF 2.02 FEET TO A POINT ON THE SOUTHERLY LINE OF CLARKE FARMS SUBDIVISION, FILING NO. 2A AS RECORDED AT RECEPTION NO. 9306811;

THENCE ALONG SAID SOUTHERLY LINE, THE FOLLOWING SIX (6) CONSECUTIVE COURSES;

1. N89°36'42"E A DISTANCE 258.06 FEET;
2. THENCE N89°35'34"E A DISTANCE OF 117.35 FEET;
3. THENCE S00°19'07"E A DISTANCE OF 27.35 FEET;
4. THENCE N89°30'01"E A DISTANCE OF 50.01 FEET;
5. THENCE N00°19'07"W A DISTANCE OF 27.27 FEET
6. THENCE N89°35'34"E A DISTANCE OF 233.63 FEET TO A POINT ON THE WESTERLY LINE OF MOUNTAIN VIEW SENIOR CENTER FILING NO. 3 AS RECORDED AT RECEPTION NUMBER 2013010637.

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THENCE ALONG SAID WESTERLY LINE OF MOUNTAIN VIEW SENIOR CENTER FILING NO. 3, S00°02'02"E A DISTANCE OF 682.11 FEET TO A POINT ON THE NORTHERLY LINE OF OLDE TOWN AT PARKER FILING NO. 1B-2 AS RECORDED AT RECEPTION NUMBER 2018070436;

THENCE ALONG SAID NORTHERLY LINE N89°34'55"E A DISTANCE 644.54 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH MOTSENBOCKER ROAD AS RECORDED AT RECEPTION NUMBERS 2002116352 AND 2017075212;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOURTEEN (14) CONSECUTIVE COURSES;

1. S00°02'02"E A DISTANCE OF 77.50 FEET TO A POINT OF CURVATURE;
2. THENCE 172.69 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 590.00 FEET, A CENTRAL ANGLE OF 16°46'12" AND A CHORD WHICH BEARS S08°25'08"E A DISTANCE OF 172.07 FEET TO A POINT OF TANGENCY;
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6. THENCE S10°18'46"E A DISTANCE OF 71.94 FEET;
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8. THENCE S16°36'56"E A DISTANCE OF 387.85 FEET TO A POINT OF CURVATURE;
9. THENCE 55.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 05°54'15" AND A CHORD WHICH BEARS S13°39'48"E A DISTANCE OF 55.11 FEET;
10. THENCE 20.12 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 510.00 FEET, A CENTRAL ANGLE OF 02°15'37" AND A CHORD WHICH BEARS S01°48'01"E A DISTANCE OF 20.12 FEET TO A POINT OF TANGENCY;
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12. THENCE S00°33'44"E A DISTANCE OF 182.24 FEET;
13. THENCE 3.31 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 37°56'39" AND A CHORD WHICH BEARS S18°24'35"W A DISTANCE OF 3.25 FEET TO A POINT OF TANGENCY;
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PARCEL CONTAINS 127.453 ACRES OR 5,551,834 SQUARE FEET MORE OR LESS.

APPLICANT:

PNE Neu Towne, LLC
4600 South Syracuse Street
Suite 900
Denver, CO 80237

PREPARED BY / LAND PLANNER / LANDSCAPE ARCHITECT:

1101 Barnock Street
Denver, Colorado 80204
P 303.892.1188
F 303.892.1189
www.norris-design.com

NORRIS DESIGN
Planning / Landscape Architecture / Project Foundation

SUBMITTAL DATE: 03-14-03

REVISED: 06-3-03
REVISED: 08-5-03
REVISED: 08-22-16
REVISED: 11-07-16
REVISED: 01-06-17
REVISED: 03-09-17
REVISED: 04-19-19
REVISED: 09-23-19
REVISED: 02-18-20
REVISED: 04-03-20
REVISED: 04-30-20
REVISED: 09-04-20
REVISED: 10-30-20

SHEET 1 OF 1

REFERRAL COMMENTS

TOWN OF PARKER BUILDING

Z20-013

Review Type **Building 20**

Reviewer **Randy Capra**

Date Sent **9/15/2020**  Today

Date Due **10/13/2020**  Today

Status **APPROVED**

Remarks

Date Returned **9/21/2020**  Today

Add to Timesheet

[illegible]

CENTENNIAL AIRPORT

See attached letter

CENTURYLINK COMMUNICATION

No comments submitted

CLARK FARMS HOA

No comments submitted

COMCAST

No comments submitted

TOWN OF PARKER COMPREHENSIVE PLANNING

The Parker 2035 Master Plan shows this area as a Neighborhood Center. The Master Plan says the following in regards to higher density residential in Neighborhood Centers:

Higher density residential is appropriate in these Centers as a transition between less intense residential areas and nonresidential areas when developed as part of a mixed-use development and when the design encourages residents to walk or bicycle to obtain goods and services. Massing and scale of higher density residential development shall respect the scale and massing of adjoining land uses and shall reflect an integrated neighborhood feel. Typical garden style apartment designs are not appropriate.

DOUGLAS COUNTY ASSESSORS

Z20-013

Review Type **Douglas County Assessors Office 20**

Reviewer **Brooke Decker** ▼

Date Sent **9/15/2020**  Today

Date Due **10/13/2020**  Today

Status **NO COMMENT** ▼

Remarks

Date Returned **10/5/2020**  Today

Add to Timesheet

DOUGLAS COUNTY SCHOOL DISTRICT

See attached letter

IREA

Z20-013

Review Type	IREA 20	
Reviewer	Brooks Kaufman ▼	
Date Sent	9/15/2020	 Today
Date Due	10/13/2020	 Today
Status	APPROVED ▼	
Remarks		
Date Returned	10/13/2020	 Today
Add to Timesheet		

FIRE LIFE SAFETY

Z20-013

Review Type	FIRE LIFE SAFETY 20	
Reviewer	Randy Capra ▼	
Date Sent	9/15/2020	 Today
Date Due	10/13/2020	 Today
Status	APPROVED ▼	
Remarks		
Date Returned	9/21/2020	 Today
Add to Timesheet		

NEU TOWNE MASTER HOA

See attached letter

OLDE TOWN METRO DISTRICT

See attached letter

PARKER WATER AND SANITATION DISTRICT

9/17/2020 2:45:20 PM (Drayton Sanderson)
Approved for Zoning

PUBLIC SERVICE COMPANY OF COLORADO

See attached letter

TOWN OF PARKER ENGINEERING

No comment



Planning Commission Staff Report

Planning Commission Date: 11/12/2020

Town Council Date: 12/7/2020

Hearing Type: Public Hearing
CHASE BANK –
1. Use by Special Review
2. Minor Development Plat

TRAKiT No.: Z19-001 and SUB19-004

Location: Generally located at the southwest corner of Parker Road and Mainstreet

Project Planner: Stacey Nerger, Planner

Applicant: Brian Reno, Stantec

Executive Summary: The applicant, Stantec, is requesting a Minor Development Plat to create one 0.613-acre commercial lot and a Use by Special Review approval to allow for a bank drive through located at the southwest corner of Parker Road and Mainstreet.

Staff Recommendation: Approval

RECOMMENDED MOTIONS

"I move the Planning Commission recommend Town Council approve the Chase Bank Use by Special Review to allow for a drive through subject to the three (3) conditions contained in staff's report:"

1. *That the Use by Special Review materials submitted to the Community Development Department on September 29, 2020 shall be the approved Use by Special Review materials.*
2. *The applicant shall submit a Site Plan that includes a minimum of the following:*
 - a. *The building shall be two-stories in height or at a minimum include two-story massing along Mainstreet.*
 - b. *The building shall include an area along the Mainstreet frontage for future commercial space or an amenity zone. The amenity zone shall at a minimum provide a continuous hardscape edge along the Mainstreet sidewalk.*

3. *This approval shall expire twelve (12) months after the date of approval unless a building permit has been applied for. The Community Development Director, upon written request, may grant a ninety-(90) day extension.*

"I move the Planning Commission recommend Town Council approve the Chase Bank Minor Development Plat."

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the Chase Bank Use by Special Review."

"I move the Planning Commission recommend Town Council approve the Chase Bank Minor Development Plat."

"I move the Planning Commission recommend Town Council deny the Chase Bank Use by Special Review."

-List criteria not met (either by staff or Planning Commission)

"I move the Planning Commission recommend Town Council deny the Chase Bank Minor Development Plat."

-List criteria not met (either by staff or Planning Commission)

"I move the Planning Commission vote to continue the Chase Bank Use by Special Review to a future date."

"I move the Planning Commission vote to continue the Chase Bank Minor Development Plat to a future date."

I. BACKGROUND/DISCUSSION

The applicant is requesting two (2) applications. The first application is a Use by Special Review to allow for a single-lane drive-through ATM associated with the bank use proposed on the property. The subject site is located at the southwest corner of Parker Road and Mainstreet. The site is located within the Greater Downtown District Town Center zoning. A drive through facility is listed as a Use by Special Review within the Greater Downtown District Town Center zoning.

The second application is a Minor Development Plat to create one 0.613-acre commercial lot and one 0.103-acre tract for additional right-of-way along Mainstreet from two existing metes and bounds legal descriptions. The proposed Minor Development Plat meets all requirements of the Town Land Development Ordinance and the Greater Downtown District Town Center Zoning regulations. The proposed Minor Development Plat includes two dedications to the Town. The first dedication is additional right-of-way along Mainstreet to provide a continuous right-turn lane from east bound Mainstreet to south bound Parker Road.

The second dedication is a sign easement along the Parker Road frontage to allow the Town to install a Parker downtown sign. The applicant was asked to contribute towards half of the construction cost of the sign, but declined to contribute.

Vicinity Map



II. PRIOR ACTIONS

Date	Action
April 17, 1984	The existing northern property along Mainstreet was Annexed into the Town of Parker as part of the Villages of Parker VIII Annexation.
July 16, 1984	The existing southern property was Annexed into the Town of Parker as part of the Parker Enterprises Annexation.
1987	The existing vacant gas station was constructed on the property in 1987.
2003	The property was rezoned to become part of the Greater Downtown District, a zoning composed of five Sub-Districts (in this case, Town Center Sub-District)

CURRENT SITE DATA

Existing Zoning	GD - Greater Downtown District		
Overlay District	N/A		
PD & Plan Area	N/A		
Master Plan Area	Downtown Core		
Site Acreage	0.7812 Acres		
Subdivision	Chase Bank (Proposed)		
Existing Use	The property consists of vacant convenience store and gas station.		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Downtown Core	GD - Greater Downtown District	Crossroads Shopping Center – BOK Financial
South	Downtown Core	GD - Greater Downtown District	Parker Market Place Shopping Center – Key Bank
East	Downtown Core	GD - Greater Downtown District	Parker Road and Wells Fargo
West	Downtown Core	GD - Greater Downtown District	Parker Market Place Shopping Center Kneaders Bakery

III. PARKER 2035 MASTER PLAN

[Parker 2035 Master Plan | Town of Parker - Official Website](#)

MASTER PLAN CONSISTENCY	
Master Plan Designation	Mainstreet Master Plan Area ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	The Mainstreet Master Plan Area envisions future development for the Mainstreet corridor as a pedestrian-friendly environment that supports a vibrant and sustainable downtown area. Building upon this vision, new development and redevelopment strategies for the larger Mainstreet corridor will strive to encourage active pedestrian oriented ground floor uses for buildings and parcels adjacent to Mainstreet, while directing office and residential uses to upper floors.

	Focus will be placed on filling in physical gaps between existing buildings and increasing development intensity and critical mass. The Mainstreet Master Plan also includes specific guidance on the following: • Ground-floor active uses will be promoted to support a walkable pedestrian environment with interactive storefronts for Mainstreet. Active ground-floor uses will include retail, restaurants, boutiques, coffee shops, art galleries, personal services and other similar uses. • Daytime Activity - Actively pursue employers to the Downtown area will create a higher intensity of office jobs and higher education uses that support a daytime economy. • Streetscape - Create character, shade, and visual interest for the built environment in Downtown will emphasize the installation of a continuous line of street trees, public art, street furnishings, and hardscape along both sides of Mainstreet. • Building Heights - New development within the Mainstreet Master Plan Area must be a minimum of two stories, • Architecture - Emphasis will be placed on using high quality building materials in the design of authentic and diverse architecture. The Denver Regional Council of Governments (DRCOG) classifies this character area as an Urban Center through their Metro Vision 2035 Plan.
Consistent Goals/Strategies	Land Use 1.A Land Use 1.C
Inconsistent Goals/Strategies	None
Staff Analysis	The property is located within the Mainstreet Master Plan Character Area of the Town's Master Plan. The proposed bank will be constructed along Mainstreet with parking and the drive through located on the south side of the property.

	The drive through component is a drive up ATM that is located at the far southwest corner of the property, so this project would limit any negative impacts on the surrounding community and services. The bank facility is classified as an office use (financial service), which is consistent with the General Land Use Plan recommendations in Chapter 6 of the Parker 2035 Master Plan. The proposal has a two story massing and is proposing to reserve the westerly portion of the property for a future commercial addition to address the Mainstreet Master Plan recommendation for first floor active uses on Mainstreet.
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IV. LAND DEVELOPMENT ORDINANCE

ZONING CONSISTENCY (Site Plan/UBSR/Sketch/Prelim Plan/MDP)			
Provisions	Existing/Required	Proposed	Analysis
Setbacks	Front – 0 feet from Mainstreet (subject to required widths for sidewalk and amenity zones) Parker Road – 35 feet Side – 0 feet Rear – 0 feet	The proposed construction of the Bank is not associated with this application, but with a concurrent Site Plan submittal. Based on the Site Plan, the building will have the following setbacks: Front (north) – 16 - 18 feet Side (east) – 51.5 feet from Parker Rd. Side (west) – 56.1 feet Rear (south)– 105.1 feet	☒ Consistent ☐ Inconsistent ☐ N/A
Density	N/A	The proposed bank will include only one structure on the property while removing the two existing vacant structures.	☒ Consistent ☐ Inconsistent ☐ N/A
Height/Stories	Maximum building height of 60 feet.	30' 6"	☒ Consistent ☐ Inconsistent ☐ N/A
Lot Size	N/A	The existing two lots will be combined into one lot approximately 0.613 acres in size.	☒ Consistent ☐ Inconsistent ☐ N/A

Lot Coverage	N/A	The applicant will demolish the existing vacant convenience store, gas canopy and auto repair building and replace it with a 3,470 square foot bank.	☒ Consistent ☐ Inconsistent ☐ N/A
Landscaping	Title 13.06.070	The applicant will be required to install new landscaping with the new bank building to meet both the Town Center Zoning requirements along with the Landscaping requirements.	☒ Consistent ☐ Inconsistent ☐ N/A
Off-Street Parking	Title 13.06.050 : The minimum parking requirements for an office use which includes a bank is 1 parking space per 300 square feet of net leasable area.	The applicant will be required to meet the minimum parking requirements as outlined within the code.	☒ Consistent ☐ Inconsistent ☐ N/A
Miscellaneous	Utilities	Parker Water and Sanitation District, Xcel Energy and IREA will continue to provide utility service to the development.	☒ Consistent ☐ Inconsistent ☐ N/A
Staff Analysis	Staff has determined that the proposed use meets the intent and purpose of the Greater Downtown Town Center zoning district. All setbacks, height, landscaping and parking requirements will be satisfied. In addition, the application will remove the existing vacant blighted gas station from the property.		

V. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

This property has shared access with the existing Parker Market Place Shopping Center for both Mainstreet and Parker Road. The property has direct access to Mainstreet through a right-in access at the northwest corner.

VI. APPROVAL CRITERIA

Title 13.04.200.b. Criteria for approval for Uses Permitted by Special Review:

1. Will be in harmony and compatible with the character of the surrounding areas and neighborhoods.

Applicant analysis and findings:

The Property is located at the intersection of Mainstreet, a major arterial, and Parker Road, a regional connector and six-lane highway. Most of the patrons of the Chase bank will be motorists traveling on one of those two major roadways. As has been emphasized by the recent pandemic events, to conduct business and to cater to motorists running errands, during the daytime a drive-through is not only convenient but necessary. The single lane drive thru banking ATM facility is in harmony and compatible with immediate surrounding areas and neighborhood commercial uses with drive ups including a Key Bank and First Bank to the south, Wells Fargo Bank to the east, with similar and larger drive ups, and the Kneaders restaurant to the west, and McDonalds restaurant to the south east, and provides a 24-hour active use that is compatible with surrounding retail and business development. The design of the drive up uses authentic aluminum composite panels to match the aluminum composite panels on the adjacent proposed bank which screens the drive up from Mainstreet. To mitigate the visibility of the drive thru and minimize visual impacts the drive up is located in the extreme south west corner of the site at an elevation 5 feet lower than adjacent Parker Road and Mainstreet roadways, and is screened by the new Bank building to the North, perimeter and interior parking lot landscaping, to the East along Parker Road and existing landscaping to the south. The design of site separates pedestrian walkways, active use areas, our proposed landscape plaza feature at Parker Road & Mainstreet and the Sulphur Gulch trail and parking features from drive up Queuing and stacking.

Staff analysis and findings:

The drive-through ATM use will be one of six drive-through facilities located near this intersection. The applicant is proposing to locate the drive-through ATM at the far southwest corner of the property to minimize its visibility and impact on Mainstreet and Parker Road.

Therefore, staff has determined that this criterion can be satisfied.

2. Will be consistent with the Town Master Plan.

Applicant analysis and findings:

The Master Plan “reflects the Parker area residents’ and business owners’ values and dreams for the future of Parker, as well as sound planning principles,” and therefore compatibility with the Master Plan is properly considered as part of the approval of the Use by Special review and site plan. The proposed Site Plan for the Bank and drive up furthers the following select guiding principles and land use goals within the Master Plan:

In conformance with the Parker 2035 Master Plan Guiding Principle: **“Architectural and land use design is fundamental to our identity. As our community grows, special attention will be given to promoting high quality residential and commercial development that reflects aesthetic excellence.”**

We have worked with town Staff to adapt the design of the bank and drive up to provide a unique gateway for the Town, and a design with high quality materials and landscaping that is sensitive and compliant with the Master Plan as outlined below.

Land Use Goal 1.G.: **“Sensitively integrate the built environment with the natural environment in order to protect the native landscape and topographical features naturally occurring throughout our community.”** The Site Plan includes high quality landscaping that screens the visibility of the drive up and fulfills the requirements of Chapter 13.06 of the Code and restores a natural grade to the site and corner eliminating existing retaining walls.

Land Use Goal 1.H.: **“Encourage land uses that create a sense of community among those who work, live and play within appropriate neighborhoods”** Our design includes a landscaped Corner gateway plaza and landscape amenity areas on Mainstreet which create spaces for community events and screen the drive up from Parker Road and Mainstreet.

Community Appearance and Design Goal 1. A bullet 2, The drive up location and landscape screening on the site meets the goal of **“planning for Parker Road that includes elements for ‘beautification’ and safe pedestrian access along and across this State highway”** by our planned enhancement of the Sidewalks, pedestrian oriented gate way plaza at the Parker and Mainstreet, landscape screening along Sulphur Gulch Trail and Parker Road.

Community Appearance and Design Goal 1. A, bullet 3 The drive up location and landscape screening on the site meets the goal of **“Developing a plan for landscaping and street-scape improvements focused on the intersection of Parker Road and Mainstreet to reflect the importance of this crossroads in our community”** by our planned enhancement of the sidewalks, pedestrian oriented gate way plaza at the Parker and Mainstreet, landscaped amenity zone, along Mainstreet at the west of the site, landscape screening along Sulphur Gulch Trail and Parker Road.

Community Appearance and Design Goal 1.D.: **“Enhance and accentuate Town entryways at key entry points to the Town.”** Achieved by Our planned enhancement of the sidewalks, pedestrian oriented gate way plaza at the Parker and Mainstreet, Easement provided for town wayfinding sign, landscape screening along Sulphur Gulch Trail and Parker Road and location of Drive up away from and below grade from the corner.

Community Appearance and Design Goal 3: **“Commercial buildings shall give special attention to building massing, form and design to create a series of unique places that contribute to the overall character of Parker as a distinctive community.”**

Our prominent two story high facade, has an elevated main entry bay with canopy, strong vertical corner feature at Parker Road and Mainstreet, unique amenity zone and corner gateway landscape feature at each side along Mainstreet, and we have located the one story drive up canopy away from the intersection at the SW interior corner of the site with landscape screening.

Community Appearance and Design Goal 5.C.: **“Where appropriate, locate buildings adjacent to the street to either block or break up the view of parking lots.”** Our proposed site plan conforms by locating the long axis of the proposed building along Mainstreet, the short axis along Parker Road, and all parking and the drive up at the southwest quadrant of the site to screen, block and break up the views of parking and drive up.

Jobs and Economic Vitality Goal 1: **“Attract and retain a variety of employment opportunities for Parker residents.”** Our proposed Bank development including the Drive up will result in remediation and removal of an existing shuttered gas station creating a landscaped perimeter, new high quality building and landscape right of way features, public amenities at the north west and north east corners of the site, and new employment opportunities the community with the bank.

Jobs and Economic Vitality Goal 6.: **“Sustain the long-term economic well-being of the Town and its citizens through redevelopment and revitalization efforts.”** and Jobs and Economic Vitality Goal 6.A.: **“Encourage and support the quality renovation and reuse of under-utilized parcels and buildings.”** Our proposed development including the Drive up will result in remediation and removal of an existing shuttered gas station and will restore natural grades and transitions on the site to surrounding Sulphur Gulch trail development by removing unsightly fences and retaining walls and creating a landscaped perimeter, new high quality building and landscape Right of way features, public amenities at the NW and NE corners of the site, and new jobs in the community.

Compliance with Parker Mainstreet Master Plan

Our site meets the following criteria identified in the Parker Mainstreet Master Plan for Site 7 at the SW corner of the intersection (Page 60):

Minimal building setback from Parker and Mainstreet as permitted by Water Main easements and right of way expansion and Amenity zone area proposed by the Town.

-Creating a vertical architecture (building massing) along Mainstreet and Parker Road. Our prominent two story high facade, has an elevated main entry bay with canopy, strong vertical corner feature at Parker Road and Mainstreet, and we have located the one story drive up canopy away from the intersection at the SW interior corner of the site with landscape screening.

Recommendation 4.7: All new buildings in the West End shall have primary, active pedestrian entrances facing Mainstreet. Our proposed Creating Primary Building entry on Mainstreet and secondary entry at the south side of the building facing parking lot.

Locating all parking and the drive up at the SW corner of the parcels being redeveloped, (screened from Mainstreet and Parker Road) the proposed drive up use which requires a special review is located as an accessory use as a separate non abutting structure at the rear of the lot and is not located on the Mainstreet Frontage which per the PMSMP per Recommendation 4.9: **“Drive thrus, gas stations and automobile repair shops of any configuration should not be permitted on Mainstreet-abutting buildings in the West End.”**

The proposed site plan maintains and extends the Sulphur Gulch Trail, connects to the Parker Road bus stop and creates improved connections to Mainstreet via our proposed active use area and landscaped plaza at the corner of Parker Road & Mainstreet. Active retail community events that could utilize the space include farmers market, holiday celebrations, parades, races, and could also include bank sponsored events and food truck events. The proposed Bank design has prominent corner feature and two-story form as described in the Parker Road/ Mainstreet section of Urban form recommendations.

The proposed bank use generates more daytime activity and a higher intensity of jobs within the plan area. The bank use has been designed with so that there are large windows to showcase the interior activities of the bank and the interactive areas of the interior. The bank entries have been designed to connect to Mainstreet, the active event area, and the parking lot.

The proposed active use area and landscape corner plaza create a pedestrian oriented environment and connection to the Mainstreet and Parker Road ROW. Our building on the Mainstreet frontage is 2 stories tall and screens the drive up use from Mainstreet, and we have provided a line of street trees and benches along Mainstreet.

The architecture of the building and ATM canopy use authentic high-quality materials, including aluminum composite panels. The design of the ATM drives up separates pedestrian and parking features from drive up queuing and stacking. The drive-up Canopy is part of the personal service offering of the bank meeting the needs of the community providing 24-hour access to cash and services and creating an active personal use on the site that is convenient for residents and shoppers.

Staff analysis and findings:

The Town’s Master Plan depicts this area as Mainstreet Master Plan and offers the following comment to describe the Mainstreet Master Plan Character Area:

“A pedestrian-friendly environment that supports a vibrant and sustainable downtown area. Building upon this vision, new development and redevelopment strategies for the larger Mainstreet corridor will strive to encourage active pedestrian oriented ground floor uses for buildings and parcels adjacent to Mainstreet, while directing office and residential uses to upper floors. Focus will be placed on filling in physical gaps between existing buildings and increasing development intensity and critical mass.

Although the main use of the proposed property will be an office (financial) use, the proposed Chase Bank is a permitted use within the Greater Downtown Town Center zoning district. The themes described in the Mater Plan envision development to create a pedestrian friendly environment, aesthetics in design and includes a variety of uses. The proposed Chase Bank and drive-through facility include the creation of a pedestrian friendly environment by including a larger sidewalk along Mainstreet to create along with a sidewalk connection to the Sulphur Gulch trail to the south along a large sidewalk along Parker Road. In addition, the bank has proposed active amenities along Mainstreet creating pedestrian plazas. Along the west side of the building, an area proposed as an active amenity zone will have the possibility to be developed at a later date for future active commercial uses. The building will be located close to Mainstreet with a pedestrian amenity zone located between the building and the street. The building will orient towards Mainstreet with customer entrances located on both the north and south sides of the building.

Therefore, staff has determined that this criterion can be satisfied.

3. Will not result in an over-intensive use of land.

Applicant analysis and findings:

The proposed Chase Bank drive up ATM facility is a single lane drive up and as such is the minimum size and length for a drive-up facility. The Town has asked for multiple uses on this small site and to accommodate this we have added an interim active event area, on the small future active retail lot on the west side of the development. We have reached an accommodation on the Mainstreet ROW setback, by adding hardscape, benches and street trees, and we are requesting 26 parking spaces to support the active event area and the bank. Adding the drive up reduces the bank's business case parking requirement for site as the drive-up area can serve more customers with less physical space required in the lot for parking. The drive-up location is depressed and landscaped screened.

Staff analysis and findings:

The proposed use is not anticipated to generate significant traffic volumes or lead to congestion which might result in undue traffic hazards. The proposed drive-through will be located in such a way as to allow adequate stacking of vehicles on site. In addition, the construction of the Chase Bank will remove two (2) vacant buildings with the one Chase Bank facility.

Therefore, staff has determined that this criterion can be satisfied.

4. Will not have a material adverse effect on community capital improvement programs.

Applicant analysis and findings:

The development of the proposed Chase Bank branch and drive up development will not have a material adverse effect the Town capital improvement program, and will in fact provide new ROW improvements, curbs, private drives and sidewalks, and improvements at the cost of Chase. The public improvements constructed by Chase will follow Town of Parker capital improvement program standards & criteria.

Staff analysis and findings:

It is not anticipated that the existing roadway network around the subject property will be unable to handle the additional traffic generated by the office (financial) use at this location, even one which features a drive-through. The applicant will be dedicating additional right-of-way along Mainstreet as part of the Minor Development Plat to create a right -turn lane from Mainstreet onto Parker Road. There are existing drainage improvements in place to handle developed storm water flows.

Therefore, staff has determined that this criterion can be satisfied.

5. Will not require a level of community facilities and services greater than that which is available.

Applicant analysis and findings:

The proposed Chase Bank and drive up development is private facility and entity in itself and will not require any new water, sewer, power, roads, ROW improvements, or other community facilities and services greater than that which is already available in the Town of Parker and adjacent to the site.

Staff analysis and findings:

This proposed use will demolish the existing vacant gas station which consists of two structures and replace it with one building. In addition, the proposed bank is located within the Parker Market Place Shopping Center which was developed to include a variety of uses and users.

Therefore, staff has determined that this criterion can be satisfied.

6. Will not result in undue traffic congestion or traffic hazards.

Applicant analysis and findings:

Based on the traffic study provide by Tuttle Hernandez Transportation Group LLC, the proposed Chase Bank development and drive up will not have little to no impact on the operations of the surrounding intersections and will not create any new traffic hazards. In addition, this development contemplates and compliments the addition of future turn lanes at the Mainstreet the Parker Road intersection and the design of the site eliminates pedestrian and drive up path of travel conflicts.

Staff analysis and findings:

The existing roadway network around the site provides adequate infrastructure to support the redevelopment of this site, along with the drive-through use. The drive-through facility will be located at the southwest corner of the property which will provide adequate access to avoid any stacking of vehicles off of the property. The property includes an existing right-in only access directly to the property which will remain. In addition, the application will be dedicating additional right-of-way along Mainstreet to create a right-turn lane from Mainstreet onto Parker Road.

Therefore, staff has determined that this criterion can be satisfied.

7. Will not cause significant air, water, or noise pollution.

Applicant analysis and findings:

The proposed Chase Bank development will take the place of an existing vacant gas and service/repair station. Prior to redevelopment the site will be remediated to eliminate sources of pollution and the new development will add significant landscape plantings to improve the air quality and attenuate noise.

Staff analysis and findings:

The applicant will be demolishing an existing vacant gas station on the property and remediating any pollution cause with such a use. In addition, this site along with the surrounding shopping center was designed and constructed to provide a variety of commercial uses.

Therefore, staff has determined that this criterion can be satisfied.

8. Will be adequately landscaped, buffered and screened.

Applicant analysis and findings:

The proposed Chase Bank development will be adequately landscape, buffered, and screened per the Town of Parker standards. To minimize visual impacts the drive up ATM is located in the extreme southwest corner of the site at an elevation 5 feet lower than adjacent roadways, and is screened by new interior parking lot landscaping, and existing landscaping and the proposed new bank branch, landscape plaza, and active event area.

Staff analysis and findings:

The applicant is proposing to locate the drive-through facility at the southwest corner of the property. This allows the proposed building to screen the use from Mainstreet. In addition, the applicant is proposing substantial landscaping along Parker Road which will help screen the single-lane drive-up ATM from Parker Road.

Therefore, staff has determined that this criterion can be satisfied.

9. Will not otherwise be detrimental to the health, safety or welfare of the present or future inhabitants of the Town.

Applicant analysis and findings:

The proposed Chase Bank development will not be detrimental to the health, safety or welfare of the present or future inhabitants of the Town; it will be designed to the latest zoning, landscape and building standards; and it will take the place of an existing vacant gas and service/repair station.

Prior to redevelopment the site will be remediated to eliminate sources of pollution and the new development will add significant landscape plantings to improve the air quality and attenuate noise. The proposed Chase Bank branch and drive up development will provide enhanced pedestrian use areas by creating a landscaped plaza at the Mainstreet and Parker Road intersection and by development of the active event area, will compliment and coordinate with the proposed ROW expansion at the intersection of Parker Road and Mainstreet.

Staff analysis and findings:

The proposed redevelopment of this property to allow for a bank with a drive-through facility will remove a blighted vacant gas station. In addition, the applicant will be required to meet the Greater Downtown District Town Center zoning and the requirements outlined within the Town Land Development Ordinance. The proposed redevelopment will improve the health and safety of the inhabitants of the Town by removing the vacant structure, cleaning up any environmental site damage from the gas station use and replacing it with a new facility meeting all Town requirements.

Therefore, staff has determined that this criterion can be satisfied.

VII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments – Minor Development Plat	Comments - UbSR
Aztec	Two minor typo's on the first page needed to be corrected. - Typo's reviewed and corrected	
Parker Comprehensive Planning	No Comment	No Comment
Parker Public Works/ Engineering	Approved	No Comment
Parker Building	No comments on MDP	No Comment
Fire Life Safety	Advisory Comments	No Comment
Parker Economic Development	Approved	Approved

Parker Authority for Reinvestment	No Comment	PAR is not supportive of this use as it is not the highest and best use for this prominent corner.
Parker Water and Sanitation District	Approved for the Plat only	Approved for zoning only
IREA	Approved	Approved
PSCO/Xcel	No apparent conflict	No apparent conflict
CenturyLink	No Comment	No Comment
Comcast	No Comment	No Comment
Centennial Airport	Approved	Approved
Cherry Creek Basin Water Quality	No exceptions taken to BMP's	
CDOT	No Comment	No Comment
Douglas County Assessors	No Comment	No Comment
Douglas County Planning/Engineering	No Comment	No Comment

VIII. CONCLUSION

The proposed Chase Bank with drive-through facility will clean up the existing southwest corner of Mainstreet and Parker Road by removing the existing vacant gas station. The proposed development will include many benefits to the Town of Parker including the dedication of additional right-of-way along Mainstreet, the dedication of a sign easement to allow for a Town of Parker downtown sign at this prominent intersection, additional sidewalk connections and landscaping. The impacts created by the proposed single-lane drive-through ATM will be mitigated by locating it at the southwest corner of the property and screening it from view with the building and landscaping. After evaluating the information provided by the applicant for a Use by Special Review staff has determined that the requested use meets the nine approval criteria set forth in the Land Development Ordinance and outlined in Section VII of this staff report.

IX. RECOMMENDED CONDITIONS

Staff recommends that the Planning Commission recommend that the Town Council approve the Chase Bank Minor Development Plat and Use by Special Review to allow a drive-through facility, subject to the conditions below:

1. That the Use by Special Review materials submitted to the Community Development Department on September 29, 2020 shall be the approved Use by Special Review materials.

2. The applicant shall submit a Site Plan that includes a minimum of the following:
 - a. The building shall be two-stories in height or at a minimum include two-story massing along Mainstreet.
 - b. The building shall include an area along the Mainstreet frontage for future commercial space or an amenity zone. The amenity zone shall at a minimum provide a continuous hardscape edge along the Mainstreet sidewalk.
3. This approval shall expire twelve (12) months after the date of approval unless a building permit has been applied for. The Community Development Director, upon written request, may grant a ninety-(90) day extension.

X. ATTACHMENTS

1. Chase Bank Use by Special Review Narrative
2. Chase Bank Use by Special Review Exhibit
3. Chase Bank Minor Development Plat
4. Referral Comments

Report Approved By: Bryce Matthews, Planning Manager



DATE: September 17th, 2019

Mr. Ms. Stacy Nerger, Associate Planner

Planning Division

Town of Parker

20120 Mainstreet, Parker, CO 80138

Phone: 303.841.0353 / Fax: 303.840.9792

Email: snerger@parkeronline.org

ARCHITECT: STANTEC ARCHITECTURE

Attn: Brian Reno (847) 769 9536 / brian.reno@stantec.com

224 S Michigan Ave Suite 1400, Chicago, IL 60604

PROJECT: 19220 Mainstreet, Parker, CO 80134 Response to Application Review comments dated July 21st, 2020 for Chase Bank:

1) Use by Special Review, 2) Minor Development Plat, and 3) Site Plan. 4th Submittal

Dear Ms. Nerger:

Attached with this narrative is our third revised submittal to the Town of Parker Community Development Department a Land Use and Development Application for a new Chase Bank: 1) Use by Special Review, 2) Minor Development Plat, and 3) Site Plan, including plans and standards as part of the requirements for the proposed project referenced above.

The site is located at the SW corner of Mainstreet and Parker Road in the Greater Downtown District –Town Center Zoning (GDDTC) and is subject to requirements and guidelines of this zoning, the Land Development Ordinance (LDO), the Parker 2035 Master Plan (TMP) and Parker Mainstreet Master Plan (PMSMP) .

While we have made every effort to comply, we realize that there may be some provisions we cannot fully comply with and request that, the Planning Division will use the “push-up” provision in Section 13.06.040.g of the LDO to take the request to public hearing before the Planning Commission to resolve these provisions.

Prior to Chases’ proposed purchase & development of the site the existing vacant gas station improvements will be removed and removal/mitigation of the existing underground gas tanks will be performed by existing property owner.

Since receipt of the second review we have had teleconferences meetings with staff and received recommendations to modify the design of the ROW, corner feature, coordinated easements and received an updated Town right of way improvement plan which we have incorporated.



In our second submittal the present owner of the land added an additional parcel to the west which consist of the entry access to this site and adjacent restaurant and shopping center. The new site area is incorporated into Site Plan, UBSR and Minor Development Platt applications.

At the town's request we also added an interim active use area to the west of the proposed Chase building to allow this part to the site to be utilized for community events occurring in the Greater Downtown District until a future active retail Use is developed in this area. The active use area connects the Mainstreet right of way and the interior of the bank lot and creates a pedestrian oriented landscaped event area. Community events that could utilize the space include farmers market, holiday celebrations, parades, races, and could also include bank sponsored events and food truck events.

The proposed building is a one floor two story volume Bank with façade design to emulate a two-story building. We have also proposed a public landscaped gateway plaza feature to anchor the corner intersection of the Mainstreet and Parker Road public way and Sulphur Gulch trail.

This project shall comply with Greater Downtown District –Town Center Zoning (GDDTC), Land Development Ordinance (LDO), the Parker 2035 Master Plan (TMP) and Parker Mainstreet Master Plan (PMSMP).

The Purpose and Goals of the GDDTC are:

“(1) To establish a practical, interconnected system of streets, parks and walkways that allows easy orientation and convenient access for all modes of transportation.” Our Proposal includes a landscaped corner gateway plaza at the SW corner of Parker and Mainstreet creating connections of walks at the Parker and Mainstreet right of way with the Sulphur Gulch Trail, and O'Brien Park to the north east. The design also interconnects proposed site parking, Mainstreet and interior lot building entries, via the proposed active use area and the corner gateway plaza. The site design also incorporates the future right of way for turning lanes at Mainstreet and Parker Road. An interim active event area is proposed on the west side of the building along the Mainstreet Frontage until a future active retail use is developed, The active use area connects to the Mainstreet right of way and the interior of the bank lot and creates a pedestrian oriented landscaped event area for community use. Events that could utilize the space include farmers market, holiday celebrations, parades, races, and could also include bank sponsored events and food truck events. In addition, our plan will connect the nearby Parker Road bus stop via new right of way sidewalks at Parker Road.

“(2) To utilize natural open spaces, such as gulches, and developed public spaces, parks and plazas, to organize and coordinate development Our development utilizes natural open spaces, trails and developed public spaces via the proposed landscaped corner gateway plaza at the SW corner of Parker Road and Mainstreet creating connections of walks at ROW with the Sulphur Gulch Trail, and across the intersection of Parker Road and Mainstreet to O'Brien Park to the north west. In addition an interim active event area is proposed on the west side of the building along the Mainstreet Frontage until a future active retail use is developed, The active use area connects to the Mainstreet right of way and the interior of the bank lot and creates a pedestrian oriented landscaped event area for community use. Events that could utilize the space include farmers market, holiday celebrations, parades, races, and could also include bank sponsored events and food truck events.

“(3) To accommodate a broad mix of development types that encourages alternative transportation, especially walking and transit use” Although our site is quite small, our development plan accommodates & connects a broad range of existing development types by connecting across the intersection of Parker Road and Mainstreet O'Brien Park & existing Active Retail uses in the shopping center to the South east to our site with a proposed a Bank use and future active retail development area. In the interim to provide for multiple active retail and event uses we have provided a new the landscaped active use area on the west side of our site that connects to the Mainstreet right of way and the interior of the bank lot and creates a pedestrian oriented landscaped event area for community use. Events that could utilize the space include farmers market, holiday celebrations, parades, races, and could also include bank sponsored events and food truck

events. Our site is designed to accommodate new proposed right of way development by the Town at the S W corner of Parker and Mainstreet. The proposed landscaped gateway plaza enhances and completes the Sulphur Gulch Trail connection at the S W corner of Parker Road and Mainstreet to improving walking experience, and our new corner plaza connects via new sidewalks to the Parker Road Bus stop to the east encouraging transit use.

“(4) To provide common usable open space that is of mutual benefit to surrounding property owners, businesses and residents.” Our development provides common usable open space via development of a landscaped corner plaza with at the SW corner of Parker and Mainstreet and an interim active use area that connects to the Mainstreet right of way and the interior of the bank lot. These common open spaces and create a pedestrian oriented landscaped event area for community use. Events that could utilize the space include farmers market, holiday celebrations, parades, races, and could also include bank sponsored events and food truck events. These common open spaces connect adjacent existing active retail development to O’Brien Park, Sulphur Gulch Trail and ROW sidewalks through our site.

“(5) To construct the early phases of development in a manner that establishes a pattern and character for the long-term evolution of the Historic Center.” Our site plan and development establishes a pattern and character consistent with the Mainstreet Master Plan by leaving room on the western edge of the site for an interim and future active retail development and leaving room at north and east of site for future ROW expansion requested by the Town of Parker. Our plans have coordinated and relocated existing easements to create the interim and future active retail area on the west side. Active community and retail use that could utilize the spaces include farmers market, holiday celebrations, parades, races, and could also include bank sponsored events and food truck events. In addition our design is in character with the design of other Downtown Development such as the Pace Center and other recent development in terms of meeting required setbacks, via proposed tree planters and benches along the Mainstreet frontage, creating a new pedestrian entry feature on Mainstreet and corner feature facing the intersection of Parker Road and Mainstreet. We have also provided a sign easement adjacent to the Parker Road and Mainstreet corner to allow the town to implement future Downtown district signage and wayfinding elements.

“(6) To create a built environment that is in scale and character with pedestrian-oriented activities.” We have eliminated an existing vertical grade change, retaining wall and fence along the Mainstreet pedestrian ROW and with our varied our setbacks and massing of our proposed building and the development of our pedestrian oriented areas on the west side and east side of the site we believe we are in scale and character with pedestrian oriented activities. Our proposed two-story height design has a first-floor pedestrian oriented corner feature facing Parker and Mainstreet and a proposed pedestrian landscaped plaza at the southwest corner of Parker Road and Mainstreet that that includes seating, bollard lighting and a bike rack. Along Mainstreet we have added raised planters and tree planters in the ROW to meet the intent of GDDTC 4.7.2 within the limitations of the site setbacks and ROW dedication. Our building incorporates prominent pedestrian entry features on Mainstreet, and on the south side of the building. We have added a third building entry and canopy to activate the interim active event area and to connect the building to this area and encourage use through stone seating areas. The proposed landscaped corner gateway Plaza at the SW corner of Parker Road and Mainstreet and interim active event area on west side of site creates opportunities for community activity and connections to sidewalks at ROW with the Sulphur Gulch Trail to the south, bus stop to the east, adjacent active retail development to the west and south and to O’Brien Park to the north west across the Parker Road and the surrounding existing active retail development.

“(7) To provide opportunities to increase Parker's retail competitiveness within its trade area.” Our plan provides high intensity land uses to enhance the visitor's experience and strengthen the economic base of this central neighborhood by creating a new banking and investment center with active after hour uses, a drive up, an interim active event & retail area for community and retail uses that could utilize the space for farmers market, holiday celebrations, parades, races, and could also include bank sponsored events and food truck events. When a tenant can be found a future 740 SF active retail space can be built in the interim active use area. In addition, our site design acts as a connector to the existing active retail uses adjacent to the site via transit, pedestrian walks and integrated drive-up and parking areas which enhance opportunities for customer cross over between banking and retail uses.



“(8) To encourage the long-term sustainability and vitality of Greater Downtown, including the creation of opportunities for new retail development and sales tax generation.” The site development plan enhances the sustainability and vitality of Greater Downtown by redeveloping the SW corner of Parker Road and Mainstreet connecting existing active retail uses to the south and west thru the Chase site via the Parker Road and Mainstreet landscape plaza, the proposed Interim active use area for retail and community uses and a future active retail development at the western edge of the site.

“(9) To ensure that future growth proceeds in a manner consistent with the vision of the community developed through the Downtown Strategic Action Plan process.” To be consistent with the Land Development Ordinance (LDO), the Parker 2035 Master Plan (TMP), the Greater Downtown District –Town Center Zoning (GDDTC) and the Parker Mainstreet Master Plan (PMSMP) our plans propose:

Development focused on active, ground-floor uses with active event areas that promote an interesting, pedestrian focused downtown.

Creating more daytime activity and density of jobs at our site by development of the bank use and enhanced pedestrian experience by development of pedestrian oriented gate way plaza and active event area

Meeting all setback requirements and zoning requirements, enhancing the site at the corner by screening parking and proposed drive up use by utilizing lower grade and landscape screening, and providing street trees along Mainstreet.

Development of a 2-story complimentary bank building design that emphasize quality materials and finishes and pedestrian friendly environment, consistent in character with the Greater Downtown District

Improving circulation by Incorporating the proposed ROW expansion at the corner of Parker Road & Mainstreet, enhancing pedestrian crossing right of way design, and connecting to alternate pedestrian routes like the Sulphur Gulch Trail.

Creating a mix of bank, active retail and community event opportunities by development of the corner landscape plaza and active use area.

Creating better site connections to surrounding retail uses, community transit stops, community spaces and Sulphur Gulch Trail.

Providing adequate Parking for the Active use area future active retail use and bank use as demonstrated by the attached Parking Study Memorandum prepared by Fox Tuttle Consultants Dated 09/17/2020.

Enhancing the Mainstreet and Parker Road ROW with new sidewalks and Landscaping

Zoning and Development Requirements

The site is currently zoned Greater Downtown District –Town Center (GDDTC) which allows for bank use. Standards of this development shall follow the requirements of the Town of Parker.

The total site Area is 31,241 SF (0.72 Acres) composed of:

Parcel #1 (12,854 SF) (0.295 acres),

Parcel #2 (12,768 SF) (0.293 acres), and

Parcel# 3 (56,19SF) (0.128 Acres)

The three Parcels will be combined in a via our Minor Development Platt submittal.



Following are the required setbacks that apply to this site:

Minimum Building Setback: (3 frontages)

North: Required: 0'-5' feet at Mainstreet. Provided: 5'-9'- to 8'-6" minimum to allow for larger ROW and sidewalk amenity zone of 16'-0" to 18'-0" feet

For the ROW depth to meet the intent of GDDTC 4.7.2 while responding to the ROW taking by Town for turn lane and to meet zoning set back requirements we have reached a compromise with planning department to provide landscape tree planters, hardscape and planter features along Mainstreet since it is not possible to create an 18'-0" amenity zone between prop line and street curb without additional ROW taking. Therefore, our Build set back has been modified as the 18'-0" hardscape area amenity zone takes precedence over the setback guidelines at the property line per planning department Guidance.

East: (Parker Road) Required: No less than 35'-0" no greater 45'-0", 38.3' Provided

South: Required: 0 feet at neighbor. Provided: 104'-0" feet from Building 0'-0" from Drive Up Canopy to property line.

West: Required: 0 feet. Provided: 56'-1" feet from property line.

The proposed development area includes a previous gas service station at the southwest corner of Mainstreet and Parker Road. The proposed bank building is 3,289 square feet plus a future retail use interim active event area of 754 SF. Total 4,043 SF

Parking

Parking requirements for bank and retail space are one (1) stall per 300 square feet of net leasable area or 14 Spaces for the combined bank and future retail space of 4,095 SF. The total parking provided is 26 spaces including 2 ADA parking spaces. 26 spaces is 6 spaces over the maximum of 150% of minimum parking requirement standard for the Greater Downtown District but Chase is requesting the 6 additional spaces to meet customer and employee parking needs based upon operating experience and the attached Parking Study Memorandum prepared by Fox Tuttle Consultants Dated 09/17/2020.

Drive thru ATM stacking spaces are 11'-0" wide by 20'-0" long, and an 11'-0" pass lane is also provided.

Bicycle parking required for this use is (2) bicycle parking spaces per 10,000 SF. Of GFA We have provided 2 bicycle spaces and tubular rack at the proposed landscape plaza.

The proposed building has three entries., an entrance provides direct accessible sidewalk connections to a new proposed 10'-0" sidewalk facing Mainstreet to the north, and an Entry facing an interior parking lot to the south.

SITE DEVELOPMENT:

Chase is requesting approval for the drive-up Use by Special Review and is pursuing approval for the Minor Development Plat (to combine 3 lots) and a Site Plan. The site design provides room for a future turning lane

south into Parker Road from Mainstreet as requested by staff. The proposed Site Plan addresses this and locates the building accordingly with setbacks from Mainstreet and Parker Road for that future improvement.

Our site plan proposes realignment of the sidewalks, trail path and added landscaping in the CDOT parcel on the SW side of the site, to conform to the proposed turn lane that Town of Parker is planning. This work would proceed once we obtain CDOT license approval to install and maintain the improvements. Chase is committed to making these improvements conditioned on CDOT approval.

The bank building is proposed to be located to the north side of the site with long dimension running parallel to Mainstreet. Room has been left on the site for an Interim active event area and future active retail development expansion on the western side of site fronting Mainstreet by relocating utility easements. The site design provides a prominent entrance on Mainstreet, and strong corner feature facing the Mainstreet & Parker Road Intersection and corner pedestrian landscaped gateway plaza.

In lieu of a trash enclosure, refuse storage will be at interior and will be removed by the Bank's cleaning service nightly.

Assuming the Use by Special Review for a drive up is approved a proposed single lane, ATM drive up will be located along the south side of the site and will be screened by landscaping and lower grade. The site plan provides for 26 parking stalls that include two accessible stalls, and an open bicycle rack for 2 bikes.

The proposed two story height building design will complement the Design of the "Pace Center" and "Downtown Parker At Stage Run Main Street" Development by utilizing authentic materials including clear glazing, stone veneer, horizontal eyebrow made of aluminum composite panels, aluminum storefront, horizontal aluminum sunscreens and fiber cement panel finishes. The design includes integrated signature elements including prominent glazed building corner facing the landscaped plaza feature in lieu of the gateway structure previously proposed.

We have retained and enhanced a gateway plaza with outdoor seating, and gathering spaces, a bike rack and bollard lighting, a connection to the Sulphur Gulch Trail, and landscape planters and trees with tree grates to enhance the transition to the new ROW and new colored concrete sidewalk.

The Interim Active Event area proposed has been enhanced with a building entry, canopy, with flagstone paving and limestone outcropping seating following the principles of active use, circulation and connectivity recommended for the district.

Vehicular access to the site will be from the west utilizing a shared right in only access point from Mainstreet and from the south an existing two-way entry to the site from the adjacent shopping center or shared access easements. No access is being requested off Parker Road. The site will be regraded and will align with the proposed R.O.W. grades eliminating an existing retaining wall and fence at north side of the site.

Design Characteristics

Materials and Massing: The proposed building will utilize authentic materials including clear glazing, stone veneer, aluminum composite panels and fiber cement panel finishes. It will provide a design that fits in with the Parker Town Center Design Guidelines, by creating a 'two story' appearing façade with windows and sun screens at the upper level, and a one story glazed pedestrian scaled window feature facing Mainstreet.



Visual Interest: The building creates visual interest in various ways, through the use of materials, colors, windows, architectural detail, building articulation in height and plan, and other architectural details including entry canopies and corner window feature facing the landscape plaza Mainstreet & Parker Road corner.

Texture and Relief: The proposed building has introduced a number of façade setbacks, entrance canopy, sunscreen and eyebrow projections, and parapet height differences to create texture and relief in facades in elevation and plan.

Building Proportion & Scale: The architecture proposed has considered a number of attributes to define and enhance the quality and scale of the building. The building design is made up of different height limestone veneer clad and fiber cement panel volumes to provide texture with aluminum composite panel canopies and eyebrows to denote pedestrian entries and glazed two story corner features. The clear windows utilize aluminum sunscreens to further add detail to the individual plane and building surfaces, providing natural light into the space and adding interest to the facade. The use of authentic materials creates a durable, quality building character.

Entry: The entrance to the building is defined by an aluminum two story storefront and aluminum composite clad building canopy, with a raised parapet volume that steps out toward the public sidewalk help to establish an entry focal point for pedestrians. The existing retaining wall on the site has been eliminated and building floor level and sidewalks connect at the same grade.

Colors: The colors selected for the proposed building are earth and metal tones. No brilliant, bright colors are being proposed.

Mechanical Equipment: All rooftop mechanical equipment and appurtenances shall be screened by parapet walls so that they are not visible when viewed from public streets or the ground level of adjacent properties.

Utility Feeds and Meters: All utility feeds and meters and appurtenances shall be screened by landscaping and be painted to match the adjacent wall so that they are not visible when viewed from streets, sidewalks or adjacent properties. The electrical transformer will be screened by landscaping but be accessible for replacement as required by the utility.

Landscaping: The site will be landscaped to comply with landscape ordinance requirements and the proposed drive up will be screened by a combination of deciduous and evergreen trees along with appropriate shrubbery, ground cover, and native seed mix.

Site Grading: The site will drain generally from north to south. The existing retaining wall at the north side of the site will be eliminated by altering the site grades and building placement. Grades will slope away from the building and drive aisles, parking, and sidewalks will comply with accessibility standards required widths. The Drive-Up will be located at the lowest proposed grade to screen it from the street.

The project is anticipating a groundbreaking in fall of 2020 or sooner pending approvals of our applications.

Sincerely,

Brian Reno, Architect AIA, NCARB, Principal, Stantec Architecture Inc.



LAND USE SUMMARY

ZONING	GD – GREATER DOWNTOWN; TOWN CENTER DISTRICT BUSINESS PROFESSIONAL	
SITE AREA	31,241 SF (.72 ACRES) (After ROW dedication of 3,511SF Site Area is 27,730 SF (.64 Acres)	
BUILDING COVERAGE	3,289 SF Bank (.08 acres) Plus 744Sf Future Retail	
HARDSCAPE AREA	18,372 (.42 acres)	
LANDSCAPED AREA	5,090 (.12 Acres)	
MAXIMUM BUILDING HEIGHT	60' – 0"	
PROPOSED BUILDING HEIGHT	30' – 6" "	
SETBACK REQUIREMENTS:		
SOUTH	REQUIRED 0'	PROVIDED 0'
NORTH (MAINSTREET)	REQUIRED 0' TO 5'	PROVIDED 5'-9'- to 8'-6" to allow for 16 to 18 foot amenity zone along Mainstreet
EAST (PARKER RD)	REQUIRED 35' – 45'	PROVIDED 38.3'
WEST	REQUIRED 0'	PROVIDED 56'-1"
PARKING REQUIREMENTS:		
PARKING REQUIRED	1 STALL PER 300 NLA (14 STALLS REQUIRED)	
PARKING PROVIDED	26 STALLS (INCLUDING 2 ACCESSIBLE STALLS) based on the attached Parking Study Memorandum prepared by Fox Tuttle Consultants Dated 09/17/2020.	
BICYCLE PARKING REQUIRED	2 PER 10,000 SF (2 REQUIRED)	
BICYCLE PARKING PROVIDED	2 BICYCLE PARKING SPACES PROVIDED	

CHASE BANK - MAINSTREET & PARKER
DATE: 9/17/2020 2:35:36 PM BY: LIZ JONES
SHEET: 1 OF 1

CHASE BANK SUBDIVISION LOT 1

UBSR
19220 MAINSTREET

LOCATED IN THE NORTH HALF OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE
SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND

- PROPERTY LINE
- LOT LINE TO BE REMOVED
- PROPOSED EASEMENT/SETBACK
- EXISTING EASEMENT/SETBACK
- EXISTING RIGHT-OF-WAY
- PROPOSED SAWCUT LINE
- PROPOSED CURB
- PROPOSED FLOW LINE
- PROPOSED PAN/LIP
- EXISTING CURB
- EXISTING FLOW LINE
- EXISTING PAN/LIP
- ADA ACCESSIBILITY ROUTE
- EXISTING HAND RAIL TO REMAIN

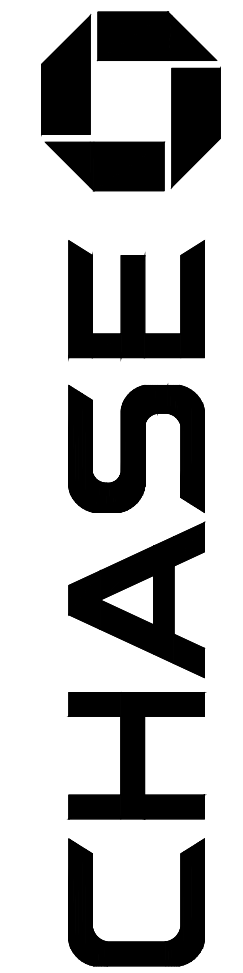


- PROPOSED STRIPING
- PROPOSED ADA PARKING STRIPING SYMBOL *
- EXISTING/PROPOSED SIGN *
- EXISTING/PROPOSED LIGHT POLE *
- PARKING COUNT
- TREE TO REMAIN
- TREE GRATE

* SYMBOLS MAY NOT BE TO SCALE FOR BETTER GRAPHICAL REPRESENTATION.



0 10' 20' 30'
SCALE: 1" = 10'



CHASE BANK
MAINSTREET, PARKER
NEW BANKING BRANCH
19220 MAINSTREET
PARKER, CO 80134



SEAL

ISSUE	DATE	DESCRIPTION
	3/18/2019	INITIAL SUBMISSION
	12/13/2019	2ND SUBMISSION
	6/17/2020	3RD SUBMISSION

PROJECT INFORMATION BLOCK		
JOB #	SA18032	
DATE:	2019-03-18	
DRAWN BY:	ESJ	
CHECKED BY:	RSD	

MODEL

SHEET TITLE

UBSR SITE

SHEET NUMBER

1 OF 1

CHASE BANK - MAINSTREET & PARKER

CHASE BANK
A MINOR DEVELOPMENT PLAT

LOCATED IN THE NORTH HALF OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

1 LOT, 1 TRACT - 31,241.3 SQUARE FEET OR 0.72 ACRE
SHEET 1 OF 3

LEGAL DESCRIPTION

A PORTION OF THE NORTH HALF OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 22;
THENCE SOUTH 00°13'08" EAST A DISTANCE OF 1281.87 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22;
THENCE NORTH 82°44'17" WEST, 150.48 FEET;
THENCE NORTH 82°05'35" WEST, 34.29 FEET;
THENCE SOUTH 10°42'16" WEST, 8.13 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 82°18'37" EAST A DISTANCE OF 34.30 FEET;
THENCE SOUTH 83°00'47" EAST A DISTANCE OF 112.81 FEET;
THENCE SOUTH 50°25'53" EAST A DISTANCE OF 49.28 FEET;
THENCE SOUTH 06°56'11" EAST A DISTANCE OF 63.90 FEET;
THENCE NORTH 78°54'22" WEST A DISTANCE OF 44.87 FEET;
THENCE SOUTH 06°44'34" EAST A DISTANCE OF 92.84 FEET;
THENCE NORTH 79°24'23" WEST A DISTANCE OF 158.19 FEET;
THENCE NORTH 78°07'36" WEST A DISTANCE OF 14.50 FEET;
THENCE NORTH 79°27'12" WEST A DISTANCE OF 19.62 FEET;
THENCE NORTH 10°42'16" EAST A DISTANCE OF 163.89 FEET TO THE POINT OF BEGINNING.

CONTAINING: 31,241 SQUARE FEET OR 0.717 ACRE OF LAND.

DEDICATION CERTIFICATE

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF CHASE BANK. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES ARE RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE OWNERS OF THE LANDS DESCRIBED HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES, AS PROVIDED IN THE STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL, AS AMENDED. THE UNDERSIGNED GRANTS THE TOWN OF PARKER A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE, AS AMENDED; AND TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES NOT COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE AS AMENDED, WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). ALL PUBLIC STREETS AND RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF PARKER, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES. DRAINAGE AND DETENTION EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO THE ADJACENT PROPERTIES FOR CONSTRUCTION, REPAIR, MAINTENANCE, OPERATION AND REPLACEMENT OF STORM SEWERS AND DRAINAGE FACILITIES. THE UNDERSIGNED GRANTS TO THE TOWN A SIGHT EASEMENT(S) AS SHOWN HEREON WITHIN THE SUBDIVISION TO MAINTAIN ADEQUATE SIGHT DISTANCE AT ALL ROADWAY INTERSECTIONS AS PROVIDED BY THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AS AMENDED. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS ACROSS ALL LOTS AND TRACTS WITHIN THE SUBDIVISION TO REMOVE ANY OBSTRUCTION TO THE PROPER SITE DISTANCE, INCLUDING, BUT NOT LIMITED TO, ANY STRUCTURE, FENCE, UTILITY BOX, RAISED MEDIAN AND LANDSCAPING, AT THE SOLE COST AND EXPENSE OF THE OWNER OF THE LOT AND/OR TRACT UPON WHICH SUCH OBSTRUCTION IS SITUATED. THE OWNERS OR ADJACENT PROPERTY OWNERS OF THE LANDS ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SIGHT EASEMENTS SHOWN HEREON. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH SIGHT EASEMENTS, THE MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). THE UNDERSIGNED HEREBY DEDICATES SIDEWALK EASEMENTS AS SHOWN FOR PUBLIC SIDEWALK PURPOSES. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL SIDEWALK(S) ADJACENT TO THE PROPERTY IN GOOD CONDITION AND FREE FROM ANY HAZARD. THE UNDERSIGNED GRANTS THE TOWN THE PERPETUAL RIGHTS OF INGRESS AND EGRESS UPON THE PROPERTY FOR THE OPERATION, MAINTENANCE AND RECONSTRUCTION OF THE PUBLIC SIDEWALK WHEN THE OWNERS FAIL TO MAINTAIN SUCH PUBLIC SIDEWALK, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). THE TOWN SHALL ALSO HAVE THE RIGHT TO REMOVE AN OBSTRUCTION THAT WOULD ADVERSELY AFFECT THE OPERATION AND MAINTENANCE OF THE SIDEWALK, AS DETERMINED BY THE TOWN. THE MONUMENT SIGN EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE TOWN OF PARKER, COLORADO, FOR PUBLIC USES AND PURPOSES.

ACKNOWLEDGEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HEREBY ACKNOWLEDGE THAT ANY SUBDIVISION APPROVAL OBTAINED BY THE TOWN OF PARKER DOES NOT OBIVATE SAID UNDERSIGNED'S NEED OR RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT OF 1973, 16 U.S.C. §1 531, ET SEQ. , AS AMENDED, OR WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAWS OR REGULATIONS.

LG MAINSTREET & PARKER, LLC

BY: _____ BY: _____

TITLE: _____ TITLE: _____

ATTEST:

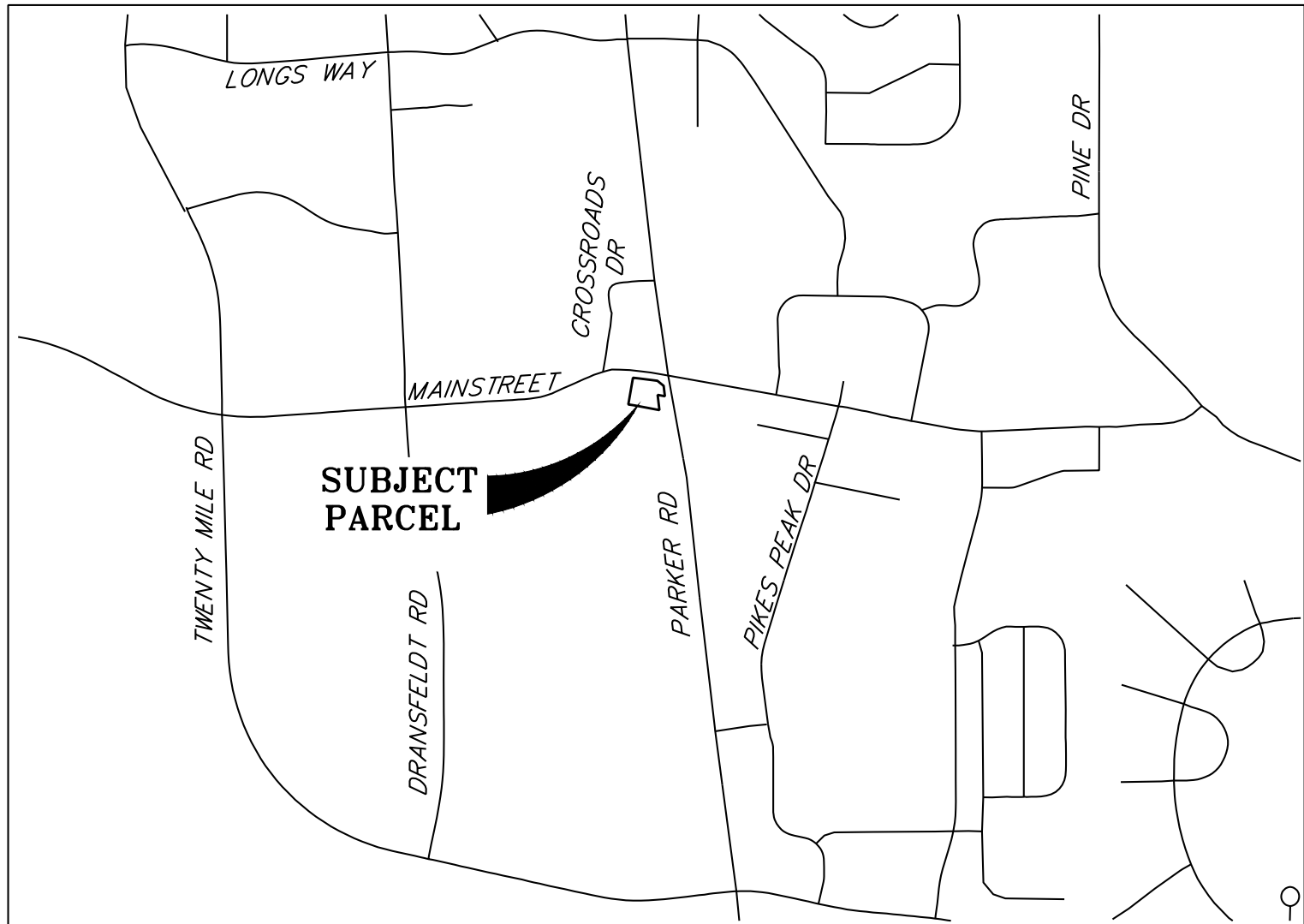
SECRETARY: _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20____, BY

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC



VICINITY MAP
SCALE: 1" = 1,000'

TITLE VERIFICATION

WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS: _____

BY: _____ DATE _____

TITLE: _____

STATE OF COLORADO }
COUNTY OF DOUGLAS }SS

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY

_____, AS _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

PLANNING COMMISSION CERTIFICATE

THE PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON THIS ____ DAY OF

_____, 20____ A.D.

PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION

COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF DOUGLAS }SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS ____ DAY OF

_____, 20____ A.D., AT _____ O'CLOCK ____M. AND WAS

RECORDED AT RECEPTION NUMBER _____.

COUNTY CLERK AND RECORDER

SURVEY CERTIFICATION

I, STACY LYNN JACOBS, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF CHASE BANK WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 17TH DAY OF APRIL, 2020, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF THAT ALL MONUMENTS EXIST AS SHOWN HEREON; IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000. (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS. THIS SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID MINOR DEVELOPMENT PLAT AND THE SURVEY THEREOF.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 20____.

STACY LYNN JACOBS P.L.S.
COLORADO REG. NO. 38495
FOR AND ON BEHALF OF
R&R ENGINEERS-SURVEYORS, INC.

TOWN COUNCIL CERTIFICATE

THIS PLAT WAS APPROVED BY THE TOWN COUNCIL AND/OR, WHERE APPLICABLE, THE PLANNING DIRECTOR OF ENGINEERING OF THE TOWN OF PARKER, COLORADO, ON THE ____ DAY OF _____, 20____, FOR FILING. THE DEDICATIONS ARE HEREBY ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, CURBS, GUTTER, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE TOWN OF PARKER. THE TOWN SHALL ONLY ACCEPT MAINTENANCE OF THE ROADWAY IMPROVEMENTS AFTER CONSTRUCTION HAS BEEN COMPLETED, AND AFTER THE WARRANTY PERIOD, IN ACCORDANCE WITH TOWN REGULATIONS.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED.

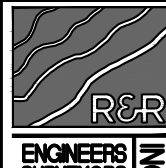
MAYOR, TOWN OF PARKER

ATTEST:

TOWN CLERK

GENERAL NOTES

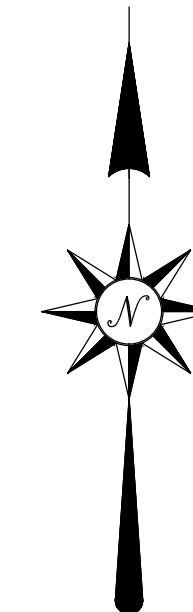
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.
- BEARINGS ARE BASED ON THE EAST LINE OF THE NW1/4 SECTION 22. SAID LINE IS ASSUMED TO BEAR SOUTH 00°13'08" EAST, AND IS MONUMENTED AS SHOWN HEREON.
- LINEAR DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
- ACCESS EASEMENT ARE HEREBY GRANTED OVER ALL PRIVATE ENTRANCES AND INTERNAL ROADWAYS WITHIN THE DEVELOPMENT FOR THE BENEFIT OF ALL CURRENT AND FUTURE OWNERS OF THIS PROPERTY FOR INGRESS, EGRESS AND TRAFFIC CIRCULATION. SHOULD THE PROPERTY BE SUBDIVIDED INTO ADDITIONAL LOTS, ALL SUCH LOTS SHALL HAVE THE RIGHT TO USE ALL SUCH ENTRANCES AND ROADWAYS FOR PUBLIC ACCESS PURPOSES.
- NO CERTIFICATES OF OCCUPANCY, TEMPORARY, OR OTHERWISE, WILL BE ISSUED UNTIL ALL PUBLIC IMPROVEMENTS AND NECESSARY ONSITE IMPROVEMENTS ARE COMPLETED AND PROBABATIONALLY ACCEPTED IN WRITING BY THE TOWN.
- NO CERTIFICATES OF OCCUPANCY, TEMPORARY, OR OTHERWISE, WILL BE ISSUED UNTIL THE LANDSCAPING IS INSTALLED AND APPROVED IN WRITING BY THE TOWN OR AS OTHERWISE ALLOWED IN THE LAND DEVELOPMENT ORDINANCE.
- WITHIN SIGHT DISTANCE TRIANGLES, AS SHOWN, LIMITED LANDSCAPING SHALL BE ALLOWED, BUT NO SOLID STRUCTURES OR TREES WILL BE PERMITTED. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES, MAILBOXES, AND UTILITY BOXES. LANDSCAPING WITHIN THE SIGHT DISTANCE TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTINGS THAT AT MATURITY WILL BE NO TALLER THAN TWO FEET. LANDSCAPING WITHIN THE SIGHT DISTANCE TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER OF APPROPRIATE ASSOCIATION.
- THIS PLAT IS SUBJECT TO A PERPETUAL, NON-EXCLUSIVE CROSS PARKING EASEMENT FOR THE SHARED USE OF ALL PARKING SPACES SITUATED WITH THE PROPERTY SHOWN HEREIN. THE OWNER OF EACH LOT SHALL KEEP AND MAINTAIN THE PARKING SPACES CONTAINED WITHIN THEIR RESPECTIVE LOT IN A COMMERCIALY REASONABLE CONDITION AND STATE OF REPAIR.
- AN EXCLUSIVE SIGN EASEMENT IS HEREBY DEDICATED TO THE TOWN OF PARKER VIA THIS PLAT AS SHOWN ON SHEET 3 OF THIS PLAT.
- PRIVATE ACCESS DRIVES/ROADWAYS MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPANCY AND/OR CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENT OCCURRING ON PROPERTY SHOWN HEREIN.
- THE MONUMENT SIGN EASEMENT AS SHOWN HEREON IS HEREBY GRANTED AS A NON-EXCLUSIVE EASEMENT TO THE TOWN OF PARKER, COLORADO FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING A MONUMENT SIGN.

 R&R ENGINEERS-SURVEYORS, INC. 1635 WEST 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 (P)303-753-6730 (F)303-753-6568 WWW.RRENINEERS.COM	
REVISIONS	
	File No. SA18032-REPLAT
	Date Drawn 10/18/18
	Drawn By JDM
	Checked By SLJ
	Job No. SA18032

CHASE BANK

A MINOR DEVELOPMENT PLAT

LOCATED IN THE NORTH HALF OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
1 LOT, 1 TRACT - 31,241.3 SQUARE FEET OR 0.72 ACRE
SHEET 2 OF 3



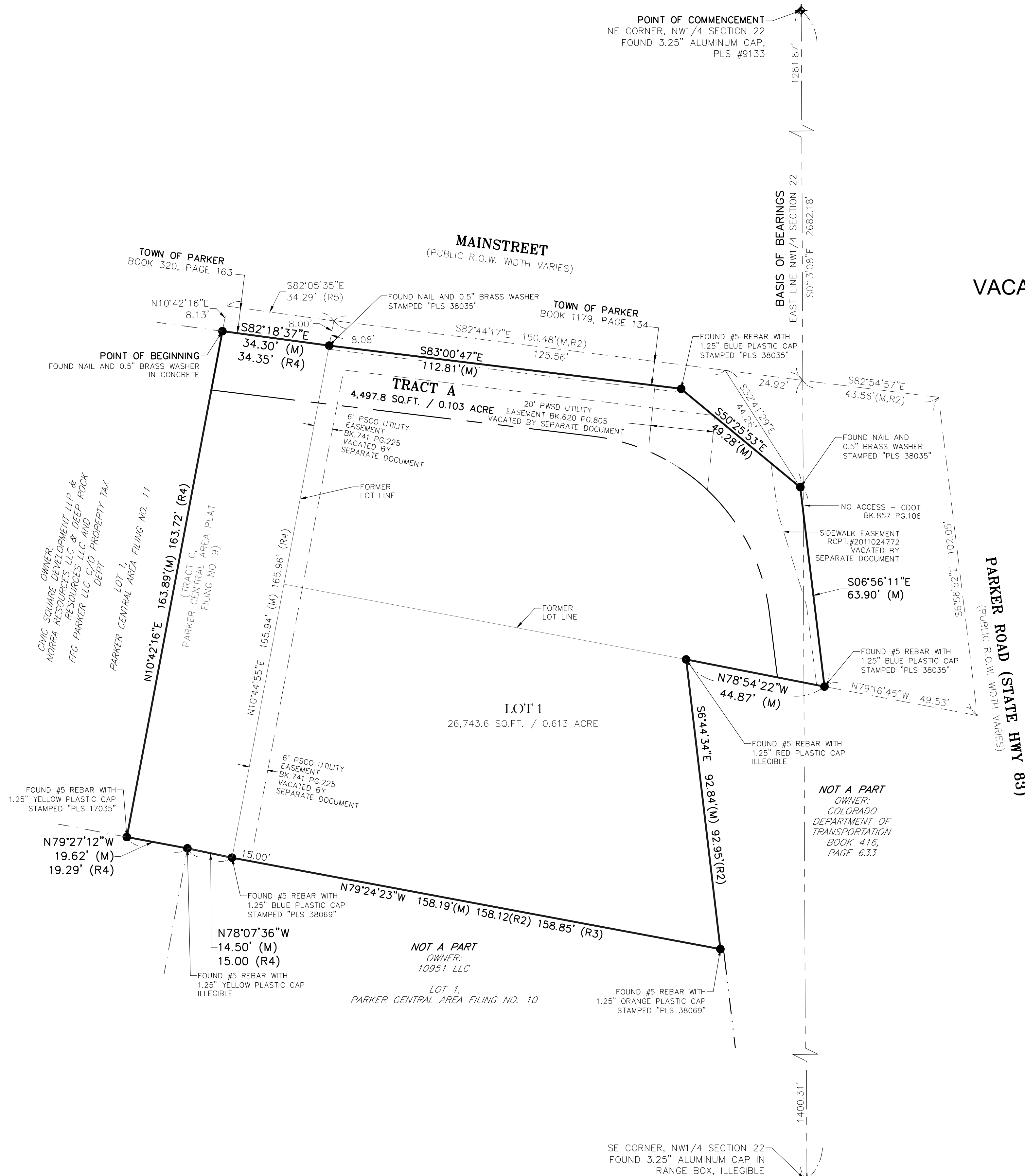
0 20 40 60
SCALE: 1" = 20'

LEGEND

●	FOUND MONUMENT, AS NOTED
✦	SECTION CORNER, AS NOTED
(M)	MEASURED DIMENSION
PWSD	PARKER WATER & SANITATION DISTRICT
PSCO	PUBLIC SERVICE COMPANY OF COLORADO
—	SUBDIVISION BOUNDARY LINE
---	SECTION LINE
-.-.-	ADJACENT PROPERTY LINE
-.-.-.-	EASEMENT OR EXCEPTION LINE, AS NOTED
-.-.-.-.-	RIGHT-OF-WAY LINE
---	LOT LINE TO BE REMOVED
---	PUBLIC RIGHT-OF-WAY GRANTED PER THIS PLAT

REFERENCE MAP INFORMATION

(R1)	LAND SURVEY PLAT	12/18/2017	DOC. NO. 10005097
(R2)	ALTA	3/26/2015	DOC. NO. 10004777
(R3)	PARKER CENTRAL AREA PLAT FILING NO. 9	12/30/1992	DOC. NO. 9251211
(R4)	PARKER CENTRAL AREA PLAT FILING NO. 10	3/7/1994	DOC. NO. 9413194
(R5)	PARKER CENTRAL AREA PLAT FILING NO. 11	7/22/1993	DOC. NO. 9333092

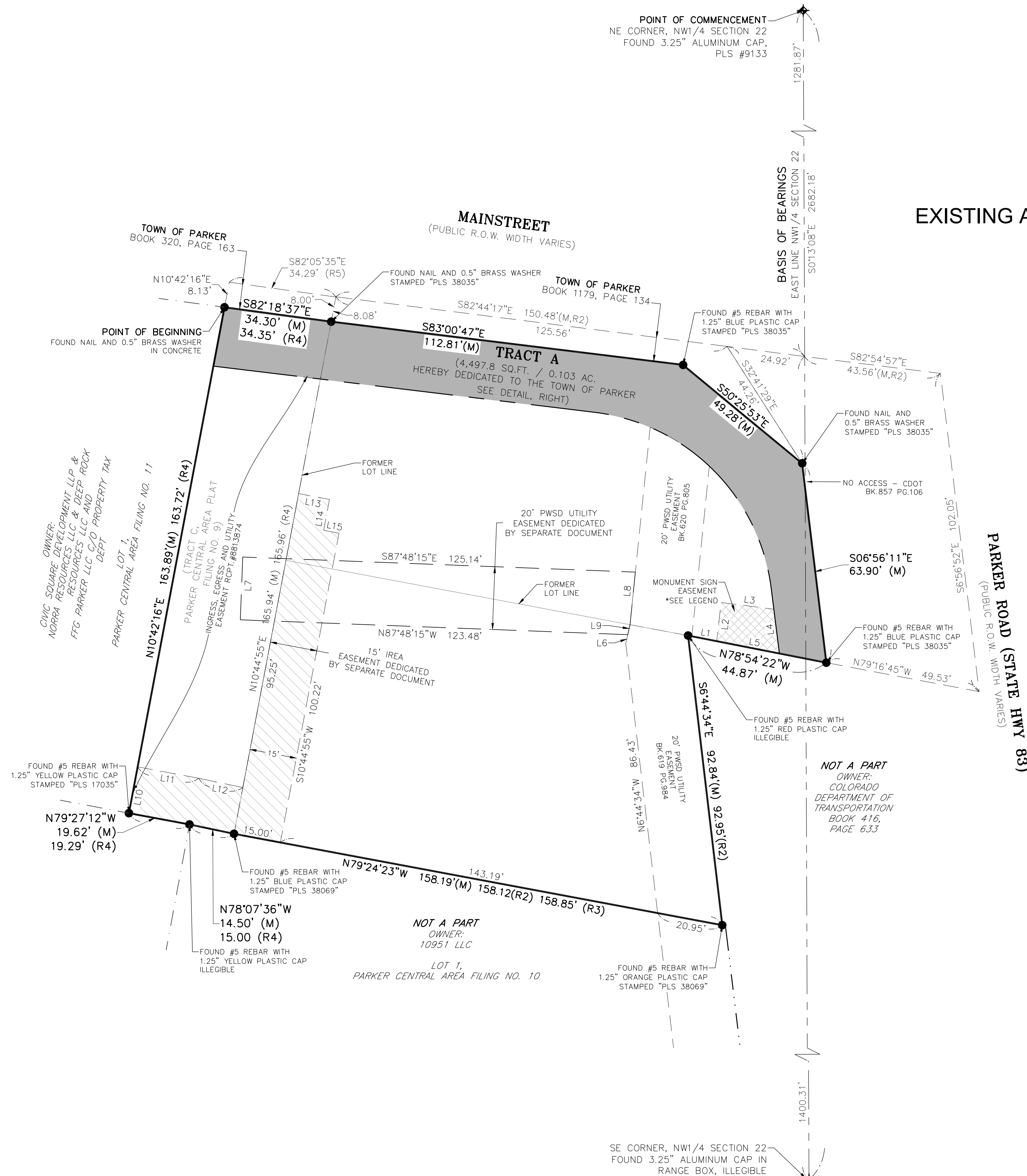


R&R ENGINEERS-SURVEYORS, INC. 1635 WEST 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 (P)303-753-6730 (F)303-753-6568 WWW.RRENGINEERS.COM	
REVISIONS	File No. SA18032-REPLAT
	Date Drawn 10/18/18
	Drawn By JDM
	Checked By SLJ
	Job No. SA18032

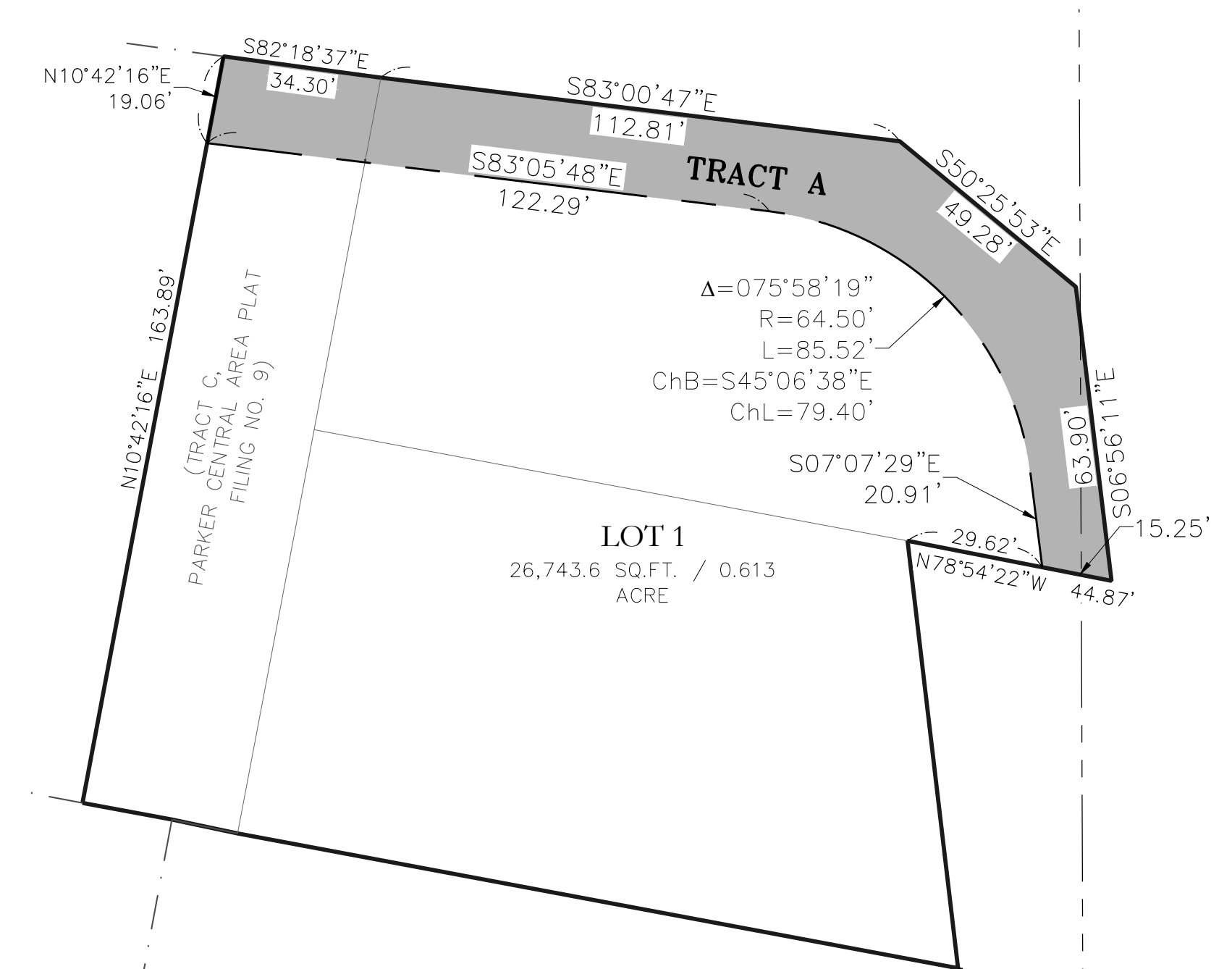
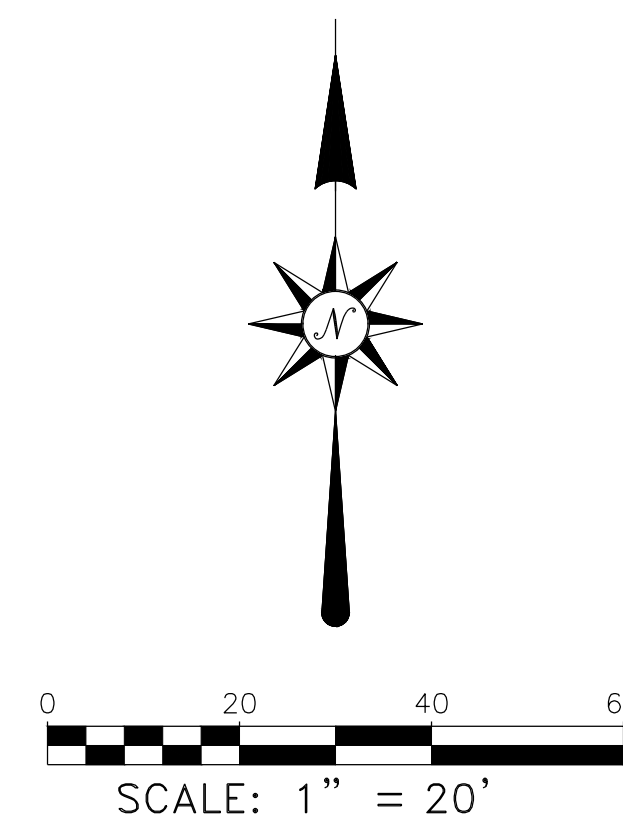
CHASE BANK

A MINOR DEVELOPMENT PLAT

LOCATED IN THE NORTH HALF OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
1 LOT, 1 TRACT - 31,241.3 SQUARE FEET OR 0.72 ACRE
SHEET 3 OF 3



EXISTING AND DEDICATED EASEMENTS



DETAIL OF TRACT A
RIGHT-OF-WAY
DEDICATION
SCALE: 1" = 30'

LEGEND	
●	FOUND MONUMENT, AS NOTED
◆	SECTION CORNER, AS NOTED
(M)	MEASURED DIMENSION
PWSO	PARKER WATER & SANITATION DISTRICT
PSCO	PUBLIC SERVICE COMPANY OF COLORADO
IREA	INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION
---	SUBDIVISION BOUNDARY LINE
---	SECTION LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT OR EXCEPTION LINE, AS NOTED
---	RIGHT-OF-WAY LINE
---	LOT LINE TO BE REMOVED
---	PUBLIC RIGHT-OF-WAY GRANTED PER THIS PLAT
---	PUBLIC RIGHT-OF-WAY DEDICATED TO TOWN OF PARKER PER THIS PLAT, SEE DETAIL
---	15' INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION (IREA) EASEMENT DEDICATED PER THIS PLAT
---	SIGN EASEMENT DEDICATED TO THE TOWN OF PARKER PER THIS PLAT

REFERENCE MAP INFORMATION

(R1)	LAND SURVEY PLAT	12/18/2017	DOC. NO. 10005097
(R2)	ALTA	3/26/2015	DOC. NO. 10004777
(R3)	PARKER CENTRAL AREA PLAT FILING NO. 9	12/30/1992	DOC. NO. 9251211
(R4)	PARKER CENTRAL AREA PLAT FILING NO. 10	3/7/1994	DOC. NO. 9413194
(R5)	PARKER CENTRAL AREA PLAT FILING NO. 11	7/22/1993	DOC. NO. 9333092

LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L1	S78°54'22"E	9.29'
L2	N6°32'01"E	12.37'
L3	S82°54'13"E	16.89'
L4	S7°12'16"E	14.22'
L5	N78°54'22"W	20.34'
L6	N12°42'38"E	2.87'
L7	N2°11'45"E	20.00'
L8	S5°50'09"W	16.84'
L9	S12°42'38"W	3.25'
L10	N10°42'16"E	15.00'
L11	S79°27'12"E	19.76'
L12	S78°07'36"E	14.38'
L13	S79°15'05"E	10.00'
L14	S10°44'55"W	10.00'
L15	S79°15'05"E	5.00'

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REVISIONS	
File No. SA18032-REPLAT	Date Drawn 10/18/18
Drawn By JDM	Checked By SLJ
Job No. SA18032	

REFERRAL COMMENTS –
Use by Special Review

TOWN OF PARKER BUILDING

Z19-001

Review Type **Building 20**

Reviewer **Randy Capra** ▼

Date Sent **3/7/2019**  Today

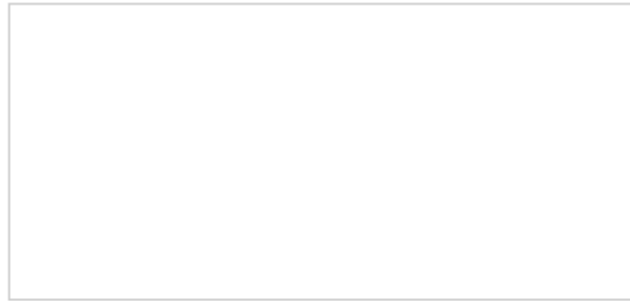
Date Due **4/4/2019**  Today

Status **NO COMMENT** ▼

Remarks

Date Returned **3/19/2019**  Today

Add to Timesheet



CENTENNIAL AIRPORT

Z19-001

Review Type Centennial Airport 20

Reviewer Dylan Heberlein ▼

Date Sent 3/7/2019  Today

Date Due 4/4/2019  Today

Status APPROVED ▼

Remarks No further comments

Date Returned 4/4/2019  Today

Add to Timesheet

CENTURYLINK COMMUNICATION

Z19-001

Review Type CenturyLink Communications 20

Reviewer CenturyLink ▼

Date Sent 3/7/2019  Today

Date Due 4/4/2019  Today

Status NO COMMENT ▼

Remarks

Date Returned 4/3/2019  Today

Add to Timesheet

COLORADO DEPARTMENT OF TRANSPORTATION

No comments submitted

COMCAST

No comments submitted

TOWN OF PARKER COMPREHENSIVE PLANNING

Z19-001

Review Type	Comprehensive Planning 10		
Reviewer	Bryce Matthews ▾		
Date Sent	9/25/2020		Today
Date Due	10/9/2020		Today
Status	NO COMMENT ▾		
Remarks	04 Referral		
Date Returned	10/9/2020		Today
Add to Timesheet			

DOUGLAS COUNTY ASSESSORS

Z19-001

Review Type	Douglas County Assessors Office 20	
Reviewer	Brooke Decker	
Date Sent	3/7/2019	Today
Date Due	4/4/2019	Today
Status	NO COMMENT	
Remarks		
Date Returned	4/1/2019	Today
Add to Timesheet		

DOUGLAS COUNTY PLANNING

Z19-001

Review Type Douglas County Planning Services
Division 20

Reviewer Chris Boyd ▼

Date Sent 3/7/2019  Today

Date Due 4/4/2019  Today

Status NO COMMENT ▼

Remarks

Date Returned 3/29/2019  Today

Add to Timesheet

TOWN OF PARKER ECONOMIC DEVELOPMENT

Z19-001

Review Type Economic Development 10

Reviewer

Date Sent  Today

Date Due  Today

Status

Remarks

Date Returned  Today

Add to Timesheet

PARKER AUTHORITY FOR REINVESTMENT

Parker Authority for Reinvestment 20

PAR is not supportive of this use as it is not the highest and best use for this prominent corner.

3/26/2019 10:14:40 AM

FIRE LIFE SAFETY

Z19-001

Review Type	FIRE LIFE SAFETY 20	
Reviewer	Randy Capra	
Date Sent	3/7/2019	 Today
Date Due	4/4/2019	 Today
Status	NO COMMENT	
Remarks		
Date Returned	3/19/2019	 Today
Add to Timesheet		

IREA

Z19-001

Review Type	IREA 20	
Reviewer	Brooks Kaufman ▼	
Date Sent	3/7/2019	 Today
Date Due	4/4/2019	 Today
Status	APPROVED ▼	
Remarks		
Date Returned	4/3/2019	 Today
Add to Timesheet		

PARKER WATER AND SANITATION DISTRICT

Z19-001

Review Type Parker Water and Sanitation District
20

Reviewer Abby Hildebrandt ▼

Date Sent 3/7/2019  Today

Date Due 4/4/2019  Today

Status APPROVED ▼

Remarks Approved for zoning only.

Date Returned 3/12/2019  Today

Add to Timesheet

PUBLIC SERVICE COMPANY OF COLORADO

See attached letter

Review Type: USE BY SPECIAL REVIEW: DM

Reviewer Alex Mesdagh

Date Sent 3/7/2019  Today

Date Due 4/4/2019  Today

Status NO COMMENT

Remarks	
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Returned 4/11/2019 Today

Add to Timesheet



Planning Commission Staff Report

Planning Commission Date: 11/12/2020

Town Council Date: 12/7/2020

Hearing Type: Public Hearing
HESS RANCH PLANNED DEVELOPMENT - Rezone
TRAKiT No(s): Z20-005

Location: Generally located south and west of the intersection of Stroh Road and Crowfoot Valley Road

Project Planner: BrieAnna Simon, Associate Planner

Applicant: Matt Osborn, Front Range Communities

Executive Summary: The applicant, Front Ranch Communities, is proposing to amend the Hess Ranch Planned Development (PD) zoning to reflect dendritic drainage design, preserve commercial at the future intersection of Stroh Road and Chambers Road and realign the proposed location of the future intersection of Stroh Road and Chambers Road to the northerly property line.

Staff Recommendation: Approval

RECOMMENDED MOTION

"I move the Planning Commission recommend Town Council approve the requested Hess Ranch Planned Development rezoning."

ALTERNATIVE MOTIONS

"I move the Planning Commission recommend Town Council approve the requested Hess Ranch Planned Development rezoning, subject to the following conditions:"

-List proposed conditions

"I move the Planning Commission recommend Town Council deny the requested Hess Ranch Planned Development rezoning as the request does not meet the following approval criteria:"

-List criteria not met (either by staff or Planning Commission)

"I move the Planning Commission vote to continue the requested Hess Ranch Planned Development rezoning to a future date."

I. BACKGROUND/DISCUSSION

The subject property is generally located south and west of the intersection of Stroh Road and Crowfoot Valley Road. The site is currently undeveloped and is directly adjacent to the current, under development, site to the east (Hess Ranch Segment 1), the undeveloped Anthology North property to the north, and unincorporated Douglas County to the west.

The applicant, Front Range Communities, is requesting the approval of a zoning amendment to the Hess Ranch PD. Specifically, the applicant is requesting the following changes:

Planning Area Boundary Amendment:

The applicant is requesting to amend Planning Area boundaries located in Hess Ranch Segment 2, as described in the Partial Waiver Resolution. The driving forces behind the proposed zoning changes are moving the future intersection of Stroh Road and Chambers Road to the northerly property line and to allow for a subdivision layout called “Dendritic Design”. Dendritic design is a way of planning a subdivision in order to respond to natural features (floodplains, drainage ways, topography, etc.) in a way that incorporates those natural features into the subdivision design as opposed to ignoring or removing the natural features that are present. It is important to note that while the Planning Area boundaries are proposed to be reconfigured, there is no increase in the overall number of residential units that are currently permitted in the current PD or Segment 2. The new zoning is also adding commercial planning areas which are further described below under ‘Partial Waiver Resolution Compliance.’

Stroh Road Realignment:

Stroh Road is proposed to be realigned to the northerly border shared with Anthology North to accommodate drainage and grading needs of the site. The proposed PD shows the new proposed location of Stroh Road. Stroh Road, Chambers Road and Spirit Trail Boulevard will provide access to the future commercial development and filings for planned individual residential lots. All future access from these roadways will meet the Town’s spacing criteria. The applicant has submitted additional information and analysis on the relocation of Stroh Road which was uploaded to TRAKiT. Staff has reviewed and analyzed the information and proposed relocation of Stroh Road and supports the new design.

Partial Waiver Resolution Compliance:

In May of 2019, the Town Council approved a Partial Waiver Resolution to allow the applicant to defer specific submittal requirements generally required during the submittal of a sketch and preliminary plan in order to allow the applicant to phase the sketch and preliminary plans for the 1,100 acres Hess Ranch property into three segments. The Partial Waiver Resolution allowed the applicant to defer the submittal of detailed documents for Segment 2. Town Council approved this request subject to certain developer obligations.

- One of those obligations was to process a PD zoning amendment to ensure that one-third (1/3) of the total developable area of Planning Areas 3, 4, 12 and 14 be zoned from Mixed Use to Planning Areas that only allow for commercial uses.

The requirement for one-third (1/3) of Planning Areas 3, 4, 12 and 14 to be developed for commercial uses was borne out of the Town of Parker 2035 Master Plan language for Neighborhood Centers.

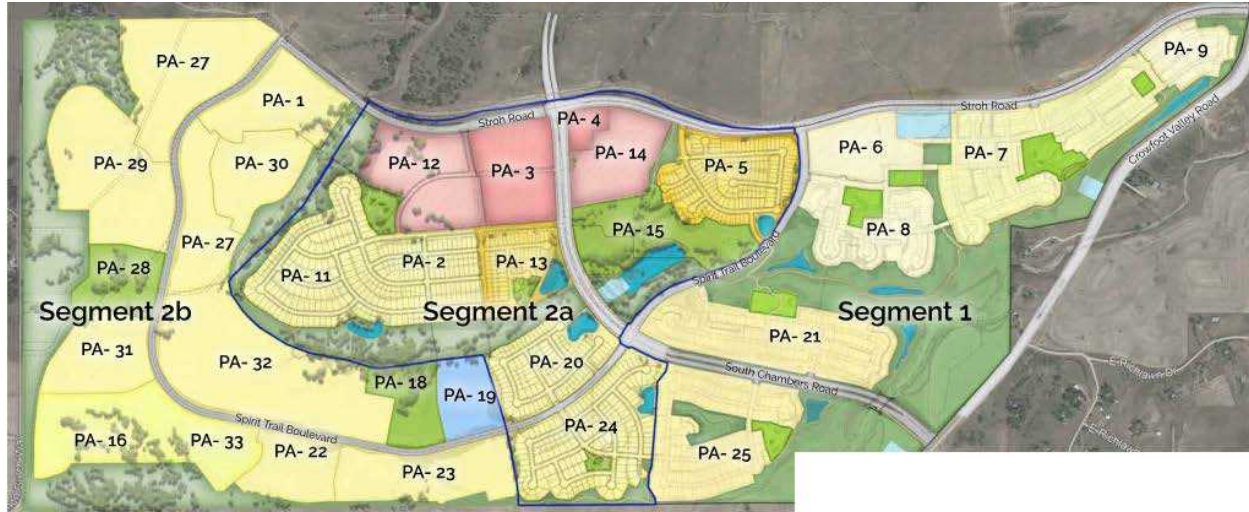
This language states; *“In general, a Neighborhood Center shall have no less than 33 percent or eight (8) acres, whichever is greater of its total land area zoned and developed for commercial use with corner located parcels zoned and developed principally for commercial, retail, service and restaurant use. Residential use shall be a secondary element unless part of a vertical mixed-use.”* The intent of this language is to ensure that there is meaningful commercial development within identified Neighborhood Centers. This will ensure commercial services are available to current and future residents of the Town while helping to maintain the fiscal health of the Town. One-third (1/3) of the total area of Planning Areas 3, 4, 12 and 14 is approximately 67 acres, 23 acres are proposed to be rezoned strictly for commercial uses with this rezoning.

- The second obligation to be partially addressed with the rezoning process is the requirement for the Parks, Trails and Open Space Master Plan (to be developed in both Segment 1 and 2). The Partial Waiver Resolution allowed the applicant to defer details on the associated parks, trails and open space for Segment 2b until there is proposed development for Segment 2b. The applicant has provided detail analysis of the parks, trails and open space amenities located within Segment 2a. The Hess Ranch Parks, Trails and Open Space Master Plan shows compliance with the requirements outlined in the Partial Waiver Resolution and the new parks standards adopted by the Town on October 19, 2020.

Vicinity Map



Segment 2a Project Area



PRIOR ACTIONS

Date	Action
1984	The east half of the subject property was voluntarily annexed by the Town (Ordinance 2.27) and zoned Stroh Ranch PD allowing for a variety of residential and commercial uses.
2003	The west half of the subject property was voluntarily annexed by the Town (Ordinance 2.140), combined with the easterly vacant portion of the property and zoned as Sunmarke PD- Planned Development to allow a variety of residential and commercial uses.
2007	Town Council approved a PD Amendment to rename the PD from Sunmarke to Anthology and to amend the roadway network, open space reservation and other land uses.
2008	Town Council approved a PD Amendment to to make minor changes to the roadway network and land uses.
2015	The PD-Planned Development zoning covering the subject property was split from the northerly portion of the property and named Hess Ranch, The amended PD approved by Town Council and allowed for a variety of residential and commercial uses.
2019	The current PD-Planned Development rezoning was amended to allow for dendritic design of Segment 1 of the subject property and was approved by Town Council.

II. CURRENT SITE DATA

Existing Zoning	PD - Planned Development		
Overlay District	N/A		
PD & Plan Area	Hess Ranch Planned Development		
Master Plan Area	Medium Density Residential, Low-Density Residential and Neighborhood Center		
Site Acreage	1,135.86 acres		
Subdivision	Hess Ranch Segment 2 Sketch and Preliminary Plan (under review)		
Existing Use	Undeveloped		
Surrounding Uses			
	Master Plan Land Use	Zoning	Existing Use
North	Medium Density Residential	PD - Planned Development	Undeveloped (Anthology North)
South	Douglas County	Douglas County Zoning	Large lot residential
East	Medium Density Residential	PD - Planned Development and Douglas County Zoning	Crowfoot Valley Road and single-family detached residential units
West	Medium Density Residential	PD - Planned Development	Undeveloped Segment 2b then Reuter Hess Reservoir

III. PARKER 2035 MASTER PLAN

[Parker 2035 Master Plan | Town of Parker - Official Website](#)

MASTER PLAN CONSISTENCY	
Master Plan Designation	Medium Density Residential ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	<u>Low Density Residential:</u> Consists of an overall gross density of 2.2 dwelling units per acre. Higher densities for housing for older adults may be considered as long as impacts are comparable to other uses permitted within this Character Area. <u>Medium Density Residential:</u> The Medium Density Residential Character Area will consist of an overall gross density of 3.5 dwelling units per acre. Higher densities for housing for older adults may be considered as long as impacts are comparable to other uses permitted within this Character Area. <u>Community Center:</u> A Community Center is characterized as a concentration of commercial and higher density residential developments near intersections of major arterials or collector streets.

	Typical uses within Community Centers include retail and personal/business services. Other compatible uses such as small offices, recreational and restaurants are also permitted. Generally, the total Gross Leasable Area (GLA) for the commercial/office components within an entire Community Center should range from 250,000 to 500,000 square feet combined.
Consistent Goals/Strategies	Land Use 1.A Land Use 1.B Land Use 1.D Land Use 1.E Land Use 1.F Land Use 1.G Land Use 1.H Land Use 1.I Housing and Neighborhoods 2 Housing and Neighborhoods 2.A Housing and Neighborhoods 5 Housing and Neighborhoods 5.A Natural Resource Protection 1 Natural Resource Protection 1.A Natural Resource Protection 1.B Natural Resource Protection 1.C Natural Resource Protection 2 Natural Resource Protection 2.A Natural Resource Protection 2.C Natural Resource Protection 2.D Natural Resource Protection 4.B Natural Resource Protection 4.C Natural Resource Protection 4.D Natural Resource Protection 4.E Natural Resource Protection 4.F Natural Resource Protection 4.G Natural Resource Protection 4.H Natural Resource Protection 4.I Open Space and Recreation 1 Open Space and Recreation 1.A Open Space and Recreation 2 Open Space and Recreation 2.A Open Space and Recreation 3 Open Space and Recreation 3.A
Inconsistent Goals/Strategies	None
Staff Analysis	The subject property is identified for low and medium density residential uses, within a Community Center per the General Land Use Plan.

	The proposed amendments to the Hess Ranch PD will facilitate the development of single-family attached and detached homes in accordance with the low and medium density residential designation for the entirety of the Hess Ranch property. The Hess Ranch PD will also create a new commercial zoning district in accordance with the Community Center designation.
--	---

IV. LAND DEVELOPMENT ORDINANCE

Residential planning areas will not be changing. However, there will be an addition of a commercial zoning district described below.

DEVELOPMENT POTENTIAL (Rezoning)			
Provisions	Current	Proposed	Analysis
Setbacks	None	Building front 10 feet Building side 0 feet Building rear 10 feet	☒ Consistent ☐ Inconsistent ☐ No Change ☐ N/A
Building Separation	None	10 feet	☒ Consistent ☐ Inconsistent ☐ No Change ☐ N/A
Floor/Area Ratio	None	None	☐ Consistent ☐ Inconsistent ☒ No Change ☐ N/A
Allowed Uses	None	Public, Institutional, and Civic Uses (1) Community and Cultural a. Community Facilities including Outdoor Recreational Facilities b. Commercial Day Care Facility c. Public Safety Facility d. Parks and Open Space (2) Educational Facilities (3) Healthcare Facilities Medical and Dental Clinics Commercial Uses (1) Veterinary Clinic and Hospital (2) Retail and Service Commercial Recreation and Entertainment (1) Indoor Recreational Facilities	☒ Consistent ☐ Inconsistent ☐ No Change ☐ N/A

		(2) Indoor Entertainment Facilities Food and Beverage Services (1) Bar and Lounge (2) Microbrewery, Cidery, Distillery or Winery (3) Restaurant with or without: a. Drive through facilities b. Liquor Sales c. Indoor and Outdoor Seating e. Office, Business and Professional Services (1) Administrative, Professional and Government Offices (2) Automated Teller Machines (Stand Alone or associated with a Financial Institution) (3) Financial Institution with or without Drive through Facilities (4) Research and Development (5) Development Sales and Marketing Center Personal Services (1) Self Service Laundry (2) Personal Instruction or Studio (3) Person Service, General (4) Health Clubs Retail Sales (1) Building Materials and Supplies including outdoor greenhouse sales (Outdoor display is limited to 25% of the gross floor area of the principal building) (2) General Retail (any size and product) (3) Outdoor Sales and display as an accessory use (4) Convenience Retail Shopping Facility (5) Temporary/Seasonal Outdoor Markets Lodging Facilities (1) Bed and Breakfast (2) Hotel/Motel	
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		Transportation, Vehicles and Equipment (1) Automotive Fuel Service and Sales with or without: i. Car wash ii. Convenience Retail iii. Parts and tire sales (2) Automotive repair (minor) (3) Standalone car wash	
Height/Stories	None	60 feet	☒ Consistent ☐ Inconsistent ☐ No Change ☐ N/A
Staff Analysis	The request to add commercial planning areas in the Hess Ranch PD is consistent with requirements outlined in the waiver resolution and the Parker 2035 Master Plan. The requested amendments simply create a new commercial only planning areas, which is consistent with the Town's current commercial zoning and with commercial planning areas in the adjacent zoning (Anthology North).		

V. DESIGN REVIEW

N/A. There is no design review associated with a rezoning application.

VI. ACCESS, CIRCULATION & TRAFFIC ANALYSIS

Segment 1 of the Hess Ranch development is served by Stroh Road and Chambers Road extensions. A new collector street, Spirit Trail Boulevard, will be constructed to connect these two arterial streets. The Stroh Road and Chambers Road extensions associated with this Segment (Segment 2) will provide connections to the existing infrastructure and road network while implementing a portion of the overall roadway plan adopted in the Town's Transportation Master Plan. As future segments of Hess Ranch are developed, the roadway plan will continue to be implemented and provide connectivity to the overall development and the regional roadway system as it has been contemplated in the approved Planned Development since 2015.

At full capacity, Stroh Road and Chambers Road will be four and six lane arterial roadways, respectively. However, as agreed to in the annexation agreement for Hess Ranch, the applicant is responsible for designing and grading the entirety of these roadways, but will generally only be constructing half of the lanes of Chambers Road. The Town will construct the remaining three lanes of Chambers Road in the future when traffic counts warrant the expansion of the roadway as a part of a future Capital Improvement Program (CIP) process. The developer of the adjacent property to the north will construct the remainder of the shared portion of Stroh Road. The portion of Stroh Road that is located entirely within the Looking Glass property will be constructed in full by the Looking Glass developer. The expansion of Chambers Road will be done as a part of a future Capital Improvement Program (CIP) process.

Stroh Road, Chambers Road and Spirit Trail Boulevard will provide access to the future commercial development and residential filings for planned individual lots. All future access from these roadways will meet the Town's spacing criteria.

VII. APPROVAL CRITERIA

Title 13.04.240.f. Approval Considerations for Rezoning Requests:

1. A need exists for the proposal.

Applicant's Response:

The PD Amendment is being requested primarily due to the desire to accommodate a more sensitive and natural approach to the drainage systems throughout the site; Waiver Resolution 19-028, Series of 2019 and the realignment of Stroh Road to better accommodate the site's topography. As such, designated open space areas, planning area boundaries and road alignments have been modified to accommodate development, drainage, and open space in harmony.

Staff Analysis:

The rezoning is needed to fulfill the obligations of the Partial Waiver Resolution ensuring one-third of the total developable area in Planning Area 3, 4, 12 and 14 (Segment 2a) will be developed for commercial purposes. The rezoning will develop commercial planning areas that allow for and limit these planning areas to commercial uses. Additionally, the applicant is fulfilling the obligation of providing a Parks, Trails and Open Space Master Plan that complies with the annexation agreement and the new park requirements.

In addition, the request to amend the Hess Ranch PD is implementing a dendritic design. In an effort to ensure that natural features are incorporated into the subdivision design, the Planning Area boundaries need to be revised.

Based on this analysis, the proposal meets this criterion.

2. The particular parcel of ground is indeed the correct site for the proposed development.

Applicant's Response:

The PD Amendment as requested will not modify the previously approved land uses, density, or number of dwelling units, nor will it reduce planned open space. The relocation of the Stroh Road intersection is a result of detailed analysis of the existing topography and viability of an intersection in the approved location.

Additionally, the dendritic design led to many of the proposed changes in the PD. This approach uses techniques to reduce the increased runoff from development to levels closer to natural predeveloped watershed conditions and thus enable softer practices -- more reliant on-stream form, vegetation, and natural materials -- to stabilize streams. The intent allows for more cost-effective long-term stream maintenance and creates desirable stream-focused open spaces for Looking Glass.

Staff Analysis:

The requested rezoning will not change the total number of allowable residential units. The subject property is the correct site for this rezoning request because there are significant features that are unique to this property that are proposed to be either preserved or incorporated into the subdivision layout through dendritic design. This could not be achieved without the modification of Planning Area boundaries.

The change to the lot standards is necessary in order to accommodate reasonable development of types of the residential uses allowed by the zoning. The change to C-Commercial and MU Mixed-Use for Planning Area 3, 4, 12 and 14 is based on the analysis completed with the Partial Waiver Resolution. The assurance of commercial development in Planning Area 3, 4, 12 and 14 is necessary as this was a condition of the Partial Waiver Resolution approved by Town Council.

Based on this analysis, the proposal meets this criterion.

3. There has been an error in the original zoning; or

Applicant's Response:

Not applicable.

Staff Analysis:

There has been no error in the original zoning. Therefore, this criterion has been met.

4. There have been significant changes in the area to warrant a zone change.

Applicant's Response:

The area continues to change as new developments are being constructed. The PD Amendment is primarily driven by the philosophical change to dendritic drainage patterns, realignment of primary roads due to topography and the realignment of Planning Area boundaries and densities to better accommodate site constraints and opportunities.

Staff Analysis:

The existing zoning for the subject property was approved in 2015, but many of the lot standards have not changed since the site was rezoned in 2003. Over the course of the last 16 years, the market demands for housing have changed and led to a need to amend the lot standards in this Planned Development.

The applicant desires, and staff supports, a dendritic design of the subdivision as opposed to a more traditional approach. This represents a change in the fundamental approach to the development of the property and would not be able to be accomplished without amending the Planning Area boundaries.

Finally, Town Council approved a Partial Waiver Resolution to allow the applicant to defer certain submittal requirements for Segment 2a of the Anthology North development.

As a condition of this approval, the applicant is required to process this zoning request to ensure that one-third (1/3) of the developable area for Planning Areas 3, 4, 12 and 14 is zoned strictly for commercial uses. The requested zone change for Planning Areas 3, 4, 12 and 14 is a result of the site's existing natural features. Planning Areas 2 and 3 rezone represents the viable commercial land.

Based on this analysis, this criterion has been met.

5. Adequate circulation exists and traffic movement would not be impeded by development.

Applicant's Response:

The PD Amendment request will facilitate and enable the development of S. Chambers Road and Stroh Road which are significant improvements that provide regional transportation needs for the area. The roads are designed to accommodate the transportation needs of not only the Looking Glass community but the surrounding commuting traffic as well. The PD Amendment does not increase the approved number of residential units.

Staff Analysis:

The Town of Parker Public Works/Engineering Department has reviewed and approved the traffic analysis that was provided by the applicant. The applicant has agreed to dedicate all right-of-way that has been requested by the Town. Additional information related to this analysis can be found in Section VI of this staff report.

Based on this analysis, this criterion has been met.

6. Additional municipal service costs will not be incurred which the Town is not prepared to meet.

Applicant's Response:

The PD Amendment request will not create a change to any municipal services that were previously anticipated by the Town.

Staff Analysis:

There are no municipal service costs that the Town is not prepared to meet.

Based on this analysis, this criterion has been met.

7. There are minimal environmental impacts or impacts can be mitigated.

Applicant's Response:

The PD Amendment request will not change any environmental condition that was previously anticipated. Rather - to the contrary, the modifications to the Planning Area boundaries permit better quality dendritic/low maintenance drainage infrastructure which will better accommodate the proposed more natural design of the drainage systems and the preservation of the steeper slope areas of the site. Impacts to wildlife is likely as development occurs. However, urban wildlife will continue to frequent the area and utilize the ample open space corridors for travel.

The preservation of the natural drainage corridors of Oak Gulch and Brandy Gulch, as well as the significant open space corridors to the west and southwest areas of the site, will continue to provide the primary travel corridors, vegetative cover, and food sources for the wildlife.

Staff Analysis:

There are no known additional environmental impacts associated with the requested rezoning and no referral agencies have indicated any additional environmental impacts.

The implementation of the dendritic design is specifically intended to be sensitive to and incorporate environmental considerations. Therefore, environmental impacts will be reduced with this proposed rezoning.

Based on this analysis, this criterion has been met.

8. The proposal is consistent with the Town Master Plan, maps, goals, and policies.

Applicant's Response:

The PD Amendment request remains consistent with the Town of Parker 2035 Master Plan as determined by the approval of the original PD by Town Council in September of 2015. The Town's Master Plan designates this site as Low Density Residential at a gross density of 2.2 dwelling unit per acre and a Neighborhood Commercial at the corner of Stroh Road and S. Chambers Road. The PD Amendment maintains the Neighborhood Commercial area and adjacent Mixed Use areas and no change is proposed to the 3,379 dwelling units as originally approved original Hess Ranch Planned Development.

Staff Analysis:

As detailed in Section III of this staff report, the proposed zoning amendment is consistent with the Town's Parker 2035 Master Plan.

Based on this analysis, this criterion has been met.

9. There is adequate waste and sewage disposal water, schools, parks and recreation, and other services to the proportional degree necessary due to the impacts created by the proposed land uses.

Applicant's Response:

The PD Amendment request does not propose any change to land uses that would impact or change any of the obligations related to services or the needs of the developing community. The proposed number of dwelling units remains the same for the Hess Ranch PD-North as was originally intended. As such, there are not additional impacts to services, school needs or parks.

Staff Analysis:

The Parker Water and Sanitation District has indicated an ability to serve the subject property. With the original annexation and zoning, the zoning has set aside one school sites.

The reservation of these sites and the future dedication of the sites will satisfy the school dedication requirements from the Land Development Ordinance. As a part of the sketch plan and preliminary plans applications for the individual residential lots, staff will evaluate and the applicant will be required to meet all park and open space dedication requirements.

Based on this analysis, this criterion has been met.

VIII. SUMMARY REFERRAL AGENCY COMMENTS AND CONDITIONS

Agency	Comments
AzTec Consultants	No further comments
Town of Parker Building	No comments
Town of Parker Comprehensive Planning	The proposed PD Amendment does not conflict with the Parker 2035 Master Plan.
Douglas County Planning	As with the 2nd Amendment, this proposal would result in a substantial reduction in the width of the community separation buffer along the southern edge of the PD. That buffer has long been envisioned in this area in both Town and County planning documents and master plans. This proposal also appears to eliminate a planned regional trail that was previously depicted in the Hess Ranch PD, and included in the Town's Parks, Trails, and Greenways Master Plan for at least a decade.
Douglas County Schools	DCSD school design guidelines recommend that new school sites have access to at least two adjacent streets in order to distribute bus and auto traffic to avoid congestion and traffic conflicts. As currently depicted, only the southern property line of this site is adjacent to a street. The northern property line is adjacent to an open space parcel and the eastern property line is adjacent to rear yards of proposed residential development. Consistent with the design guidelines, DCSD looks to ensure that the western property line of the school site is adjacent to a street. With this in mind, DCSD hereby requests the opportunity to meet with the applicant to work together to evaluate the proposed school site in the context of this subdivision and future subdivisions. We would like to have confirmation of concurrence with these commitments for the application to move forward. Once we receive that confirmation, DCSD supports this application for approval.
Fire Life Safety	No comments
IREA	Approved

Town of Parker Engineering	A full review of the traffic study will be performed and comments provided within the Sketch Plan and Preliminary Plan records. Per previous communications, the impacts that the proposed Stroh Road realignment would have on the adjacent property's development layout will need to be codified in a concurrent PD amendment for that property.
Town of Parker Police	No comments
Town of Parker Parks and Recreation	Parks, Trails and Open Space Comments have been addressed.
Parker Water and Sanitation	Approved
Public Service Company of Colorado	Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the Hess Ranch PD Amendment No. 3. Please be advised that Public Service Company has existing natural gas distribution along Crowfoot Valley Road, and has no objection to this proposed amendment, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

IX. CONCLUSION

The subject property is generally located south and west of the intersection of Stroh Road and Crowfoot Valley Road. This segment of the site is currently undeveloped and is directly west of the Looking Glass Segment 1 site which is currently under development, Anthology North residential and commercial development to the north, and the Meadowlark development and the Trails at Crowfoot development to the east.

The benefits of the requested Hess Ranch PD rezone will be the implementation of a more environmentally friendly dendritic design, the incorporation of more open space than what was initially anticipated in the existing zoning and the assurance that an additional 23 acres (one-third (1/3) of Planning Area 2, 3, 12 and 14) will be zoned for and limited to allow for commercial uses.

X. RECOMMENDED CONDITIONS

None

XI. ATTACHMENTS

1. Project Narrative and Rezoning Criteria Analysis
2. Proposed Development Plan
3. Proposed PD Guide
4. Proposed Partial Waiver Agreement – PA 2, 3, 12 and 14
5. Proposed Parks, Trails and Open Space Master Plan
6. Ordinance 3.315.3

Report Approved By: Bryce Matthews, Planning Manager



LOOKING GLASS

PARKER • CO

October 22, 2020

Ms. BrieAnna Simon, Associate Planner
Town of Parker Community Development
20120 East Mainstreet
Parker, CO 80138

RE: Hess Ranch – North Parcel PD Amendment No. 3 “Looking Glass”

Dear BrieAnna,

The Henry Design Group, Inc., on behalf of JEN Colorado 18, LLC, the land owner, and Front Range Communities, LLC, the applicant, is pleased to submit this narrative in support of the proposed Planned Development (PD) Amendment to the Hess Ranch (North Parcel) also known as Looking Glass. The following information is provided in accordance with Section 13.04.240 of the Town of Parker Land Development Code.

1. Applicant / Design Team

Owner/Applicant:

JEN Colorado 18, LLC
Front Range Communities, LLC
Matthew Osborn 303-598-5970
Lawrence Jacobson 303-748-5466
4100 E. Mississippi Ave., Suite 500
Denver, CO 80246
mosborn@frontrangecommunities.com
ljacobson@frontrangecommunities.com

Planner/Landscape Architect:

The Henry Design Group, Inc.
Karen Z. Henry, PLA
1501 Wazee Street, Suite 1-C
Denver, CO 80202
303-446-2368
khenry@henrydesigngroup.com

Civil Engineer:

EMK Consultants, Inc.
Eric McDaniel, PE
7006 S. Alton Way, Building F
Centennial, CO 80112
303-694-1520
emcdaniel@emkc.com

2. Proposed Project Description

The Hess Ranch (North Parcel) consists of 1135.86 acres of gently or moderately rolling terrain in a developing area of the Town of Parker. The site is generally described as being located in Section 33 of Township 6 South and portions of Sections 4, 5 and 6 of Township 7 South, Range 66 West of the 6th PM.

The property is bordered to the north by Stroh Road and the Anthology North PD. Land uses to the east include Segment 1 of Hess Ranch that was included in Hess Ranch -North Parcel PD Amendment No.2. Vacant land within Douglas County zoned A-1 borders the southern and western edges of the property.

The site is currently zoned Planned Development (PD) in the Town of Parker for a variety of land uses. The intent of this proposal is to amend Segment 2, the western 781.99 acres of the PD, to adjust Planning Area (PA) boundaries, accommodate a dendritic/low maintenance drainage design, properly allocate the proposed number of homes within each PA and define the Mixed-Use /Commercial in compliance with Waiver Resolution 19-028, Series of 2019. The amendment allows for a variety of lot sizes ranging from paired homes to large lot detached homes, which will attract residents and families of all sizes and demographics.

Table 3 on Page 8 provides a summary of the proposed changes to the PD in comparison to the approved PD.

The PD Amendment (See Exhibit A) is proposed in response to the site's topography and the Town of Parker and Mile High Flood Control District's ("District") request for a dendritic/low maintenance drainage design.

The drainage design was developed in cooperation with EMK Consultants Engineering and Surveying, Muller Engineering, the Town of Parker, and Mile High Flood Control District.

Segment 1 of the Looking Glass development is one of the first projects in the Town that implemented this approach with the goal of providing a holistic low maintenance stream approach by minimizing the need for grading and maintaining a natural stream flow thereby preserving the existing native vegetation and minimizing future maintenance costs. A similar approach will be utilized along Brandy Gulch and Oak Gulch which are part of Segment 2 and incorporated in this PD Amendment No. 3.

The approach uses techniques to reduce the increased runoff from development to levels closer to natural predeveloped watershed conditions and thus enable softer practices -- more reliant on-stream form, vegetation, and natural materials -- to stabilize streams. The intent is to create a win-win for all parties involved by reducing costs of infrastructure construction and maintenance while creating desirable stream-focused open spaces for communities.

The revised Planning Area boundaries are necessary to respond to the dendritic design and to be sensitive to the site's varying topography where the construction of

homes would be difficult and destructive to the natural environment. The modifications to the PAs are minor while maintaining the overall intent of the PD and not increasing the total approved number of dwelling units. The PD Amendment maintains the amount of open space and a comprehensive trail system, to the extent practical, including regional trails, local trail connectors and stabilized earth trails through the more sensitive areas within proposed parks and open space. A summary of the Parks and Open Space follows in Table 1.

Table 1

OPEN SPACE AND PARKS				
SEGMENT	SEGMENT 2A	SEGMENT 2B	SEGMENT 1	TOTAL
PARKS	25.70	27.62		53.32
OPEN SPACE	53.47	95.55	136.25	285.27

The modifications are also necessary to accommodate the community's redefined road alignments, drainage and grading needs, intersection locations for S. Chambers Road and Stroh Road, and the realignment of Stroh Road and Spirit Trail Boulevard through the property. The more specific design at time of the detailed Sketch Plan and Preliminary Plan will reinforce the modifications proposed by the PD Amendment.

3. Existing and Proposed Zoning and Land Uses

The current and proposed zoning of the Planning Areas within the Segment 2 – PD Amendment No. 3 is identified in the following Table which includes each Land Use Category, Permitted Uses Density and Lot Size.

Table 2

Applicable New Planning Area References	Approved Land Use Designation	Proposed Land Use Designation	Approved and Permitted Uses	Density/Min. Lot Size Based on Amendment
PA-1, PA-20, PA-22, PA-24, PA-29, PA-31, AND PA-32	SFf	SFd	Residential including: SF Detached, Zero lot line, SF Attached, Semi-detached, SFD – Clustered, Live/work, Condominiums, 2, 3 and 4-plex Dwelling units, Townhomes, Age targeted/Age restricted Housing and accessory uses	4.5 DU/Ac – 3,500 SF Lots 2,000 SF Lots for Duplex/Paired Homes
PA-11	SFe	SFd		
PA-27	SFg	SFd		
PA-26	PARK	SFd		
PA-30	SFd	SFd		4.5 DU/Ac – 3,500 SF Lots 2,000 SF Lots for Duplex/Paired Homes
PA-12 AND 14	MU	MU		
PA-33	SFg	SFf		3.2 DU/Ac – 3,500 SF
PA-13	PARK	SFe		6.0 DU/Ac – 3,500 SF 2,000 SF Lots for Duplex/Paired Homes
PA-2, PA-23	SFd	SFd		
PA-5	THd	SFe		
PA-14	MU	MU		

Applicable New Planning Area References	Approved Land Use Designation	Proposed Land Use Designation	Approved and Permitted Uses	Density/Min. Lot Size Based on Amendment
PA				
PA-18	MU	PARK		
PA-28	SfD	PARK		
PA-3, PA-4	MU	COMMERCIAL	Mixed use commercial, office, service, and public uses	
PA-15	PARK	PARK		
PA-19	SCHOOL	SCHOOL		

4. General Development Schedule and Phasing Plan

Development of the entire Hess Ranch (North Parcel) aka Looking Glass may be developed in individual Filings with absorption of all Filings planned to occur over the course of three to five years based on market demand. The area proposed within PD Amendment No. 3 is anticipated to be platted in two (2) segments, 2A and 2B. It is anticipated the entitlement process will be complete for Segment 2A in the spring of 2021 with infrastructure commencing as soon as possible after infrastructure plans have been approved, likely summer 2021. Entitlements are expected to be complete for Segment 2B in the summer of 2022 with the predicted buildout of Segments 2A and 2B to occur over the next five (5) to eight (8) years.

5. Compliance with the 2035 Master Plan

The Hess Ranch (North Parcel) PD Amendment remains consistent with the Town of Parker 2035 Master Plan as determined by the approval of the original PD by Town Council in September of 2015. In accordance with the approved PD and the governing documents of the Town of Parker, the PD Amendment will facilitate drainage improvements, road improvements, utility extensions, a variety of housing types, mixed-use commercial development and provisions for parks, trails and open space necessary to meet the needs of future residents of the Town. Additionally, PD Amendment No. 3 complies with Waiver Resolution 19-028, Series of 2019.

The Amendment also proposes the relocation of the intersection of Stroh Road and S. Chambers Road and the partial realignment of Stroh Road to along the northern property line. The intersection is better aligned to accommodate the site's topography and provide usable commercial areas while remaining consistent with the intent of the Town's Master Plan.

The buffer along the southern edge of Segment 2 is being modified by this PD amendment to a width varying between 50 feet and in excess of 400 feet based on topography and the need to realign Spirit Trail Boulevard to better accommodate the topography and maintain the central open space corridor and existing drainage characteristics along Brandy Gulch. The Planning Area boundaries, road alignments and open space locations enable less impactful development.

This buffer will maintain a trail corridor to a point between PA-23 and PA-24 and between PA-20 and PA-19 (the School Site), at which point a connector trail will extend north to access the regional trail along Brandy Gulch. West of PA-24, a stabilized earth trail I will be provided connecting PA-28 (Park) to the regional trail in Segment 1.

The land uses to the south are undeveloped land including a clay mine. The preservation of an open space and trail corridor, the proposed larger lots within Looking Glass, the varied topography and the preservation of the canyon in the southwest corner of the site (south of PA 33) address compatibility in a rural and urban interface area.

6. Approval Considerations

A. A need exists for the Proposal.

The PD Amendment is being requested primarily due to the desire to accommodate a more sensitive and natural approach to the drainage systems throughout the site; Waiver Resolution 19-028, Series of 2019 and the realignment of Stroh Road to better accommodate the site's topography. As such, designated open space areas, planning area boundaries and road alignments have been modified to accommodate development, drainage, and open space in harmony.

B. The parcel of ground is indeed the correct site for the proposed development.

The PD Amendment as requested will not modify the previously approved land uses, density, or number of dwelling units, nor will it reduce planned open space. The relocation of the Stroh Road intersection is a result of detailed analysis of the existing topography and viability of an intersection in the approved location.

Additionally, the dendritic design led to many of the proposed changes in the PD. This approach uses techniques to reduce the increased runoff from development to levels closer to natural predeveloped watershed conditions and thus enable softer practices -- more reliant on-stream form, vegetation, and natural materials -- to stabilize streams. The intent allows for more cost-effective long-term stream maintenance and creates desirable stream-focused open spaces for Looking Glass.

C. There has been an error in the original zoning.

Not applicable.

D. There have been significant changes in the area to warrant a zone change.

The area continues to change as new developments are being constructed. The PD Amendment is primarily driven by the philosophical change to dendritic drainage patterns, realignment of primary roads due to topography and the realignment of Planning Area boundaries and densities to better accommodate site constraints and opportunities.

E. Adequate circulation exists, and traffic movement would not be impeded by development.

The PD Amendment request will facilitate and enable the development of S. Chambers Road and Stroh Road which are significant improvements that provide regional transportation needs for the area. The roads are designed to

accommodate the transportation needs of not only the Looking Glass community but the surrounding commuting traffic as well. The PD Amendment does not increase the approved number of residential units.

- F. *Additional municipal service costs will not be incurred which the Town is not prepared to meet.*

The PD Amendment request will not create a change to any municipal services that were previously anticipated by the Town.

- G. *There are minimal environmental impacts or impacts can be mitigated.*

The PD Amendment request will not change any environmental condition that was previously anticipated. Rather - to the contrary, the modifications to the Planning Area boundaries permit better quality dendritic/low maintenance drainage infrastructure which will better accommodate the proposed more natural design of the drainage systems and the preservation of the steeper slope areas of the site. Impacts to wildlife is likely as development occurs. However, urban wildlife will continue to frequent the area and utilize the ample open space corridors for travel. The preservation of the natural drainage corridors of Oak Gulch and Brandy Gulch, as well as the significant open space corridors to the west and southwest areas of the site, will continue to provide the primary travel corridors, vegetative cover, and food sources for the wildlife.

- H. *The proposal is consistent with the Town Master Plan, maps, goals, and policies.*

The PD Amendment request remains consistent with the Town of Parker 2035 Master Plan as determined by the approval of the original PD by Town Council in September of 2015. The Town's Master Plan designates this site as Low Density Residential at a gross density of 2.2 dwelling unit per acre and a Neighborhood Commercial at the corner of Stroh Road and S. Chambers Road. The PD Amendment maintains the Neighborhood Commercial area and adjacent Mixed-Use areas and no change is proposed to the 3,379 dwelling units as originally approved original Hess Ranch Planned Development.

- I. *There is adequate waste and sewage disposal, water, schools, parks and recreation and other services to the proportionate degree necessary due to the impacts create by the land uses.*

The PD Amendment request does not propose any change to land uses that would impact or change any of the obligations related to services or the needs of the developing community. The proposed number of dwelling units remains the same for the Hess Ranch PD-North as was originally intended. As such, there are not additional impacts to services, school needs or parks.

Overall, the proposed PD Amendment will aid in creating a better community that is more responsive to the natural environment and provides the Town with higher quality, easier to maintain open space and drainage infrastructure.

Thank you for your time and consideration of this Hess Ranch-North Parcel PD Amendment No. 3. We respectfully request approval of the PD Amendment. As always, we look forward

to continuing to work with the Town to see this exciting neighborhood to fruition. Please feel free to contact me if you have any questions or need additional information.

Sincerely yours,

A handwritten signature in black ink, reading "Karen Z. Henry". The signature is fluid and cursive, with the first name "Karen" and last name "Henry" clearly legible.

Karen Z. Henry
President, Henry Design Group, Inc.

CC: Matthew Osborn and Lawrence Jacobson, Front Range Communities, LLC
Eric McDaniel, EMK Consultants, Inc.

Hess Ranch PD Plan - Segment 2 - PD Amendment No. 3 - October 22, 2020, Table 3

Recorded PD August 2015						Proposed with PD Amendment No. 3					
Planning Area	Land Use	Gross Acres	Max. Density (per Dev. Guide)	Net Area	DU (Shown on Plan)	Planning Area	Land Use	Gross Acres	Max. Density (per Dev. Guide)	DU (Shown on Plan)	Gross Density
1	SFf	19.47	3.20	17.52	56	1	SFf	20.92	4.50	52	2.49
2	SFf	13.31	4.50	11.98	54	2	SFf	24.01	6.00	107	4.46
3	MU	16.63	0.60:1 FAR	14.97	81	3	COM	20.30			
4	MU	13.94	0.60:1 FAR	12.55	68	4	COM	3.70			
5	THd	27.98	10.00	25.18	252	5	SFf	30.20	6.00	134	4.44
11	SFf	47.73	6.00	42.96	258	11	SFf	39.65	6.00	133	3.35
12	MU	30.55	0.60:1 FAR	27.50	149	12	MU	25.89		150	5.79
13	PARK	13.44		13.44		13	SFf	18.34	6.00	59	3.22
14	MU	13.38	0.60:1 FAR	12.04	65	14	SFf	17.44		100	5.73
15	PARK	12.26		12.26		15	PARK	25.02			
16	SFf	8.81	4.50	7.93	36	16					
17	SFf	8.92	3.20	8.03	26	17	PARK	13.44			
18	PARK	10.00		10.00		18					
19	SCHOOL	11.38		11.38		19	SCHOOL	11.38			
20	SFf	22.23	3.20	20.01	64	20	SFf	23.95	4.50	91	3.80
22	SFf	17.72	3.20	15.95	51	22	SFf	14.38	4.50	45	3.13
23	SFf	24.29	4.50	21.86	98	23	SFf	24.10	4.50	87	3.61
24	SFf	36.19	3.20	32.57	104	24	SFf	38.54	4.50	138	3.58
26	PARK	14.58		14.58		26	SFf	19.13	4.50	68	3.55
27	SFg	38.69	0.67	34.82	23	27	SFf	34.90	4.50	106	3.04
28	SFf	8.51	6.00	7.66	46	28	PARK	14.86			
29	SFf	36.64	3.20	32.98	106	29	SFf	37.83	4.50	120	3.17
30	SFf	25.40	4.50	22.86	103	30	SFf	18.07	4.50	73	4.04
31	SFf	36.31	3.20	32.68	105	31	SFf	18.66	4.50	70	3.75
32	SFf	11.38	3.20	10.24	33	32	SFf	54.35	4.50	208	3.83
33	SFg	55.10	0.67	49.59	33	33	SFf	39.48	3.20	70	1.77
SUBTOTAL		574.84	-	523.54	1,811	SUBTOTAL		588.54	-	1,811	

Notes:

- 1..Proposed Planning Area names are different than the previously approved Planned Development.
2. Discrepancy in total gross acreage is due to differences in legal description and the realignment of Stroh Road, Chambers Road and Spirit Trail Boulevard

HESS RANCH PLANNED DEVELOPMENT
AMENDMENT NO. 3
NORTH PARCEL DEVELOPMENT PLAN

A PARCEL OF LAND BEING A PART OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST AND A PART OF SECTIONS 4, 5 AND 6
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 3 OF 4
PROPOSED PLANNING AREAS

LEGEND

- North Parcel Segment II Boundary
- North Parcel Segment I Boundary
- Planning Area Boundary
- Regional Trail
- Local Trail
- Stabilized Earth Trail
- Detention Pond
- 100 Year Floodplain - FEMA Zone A
- Well Site

NW 1/4 SEC. 5,
T7S, R66W, 6TH P.M.

GRADE SEPARATED
PEDESTRIAN TRAIL CROSSING

STROH ROAD

120' ROW

Planning
Area 6
17.99 ac
SFe
90 units

Planning
Area 8
28.02 ac
SFf
82 units

Planning
Area 5
30.20 ac
SFe
134 units

Planning
Area 4
3.70 ac
Commercial

Planning
Area 14
17.44 ac
MU
100 units

Planning
Area 3
20.30 ac
Commercial

Planning
Area 12
25.89 ac
MU
150 units

Planning
Area 1
20.92 ac
SFd
52 units

Planning
Area 30
18.07 ac
SFd
73 units

Planning
Area 27
34.90 ac
SFd
106 units

Planning
Area 29
37.83 ac
SFd
120 units

Planning
Area 26
19.13 ac
SFd
68 units

Planning
Area 28
14.86 ac
PARK

Planning
Area 31
18.66 ac
SFd
70 units

Planning
Area 32
54.35 ac
SFd
208 units

Planning
Area 11
39.65 ac
SFd
133 units

Planning
Area 2
24.01 ac
SFd
107 units

Planning
Area 13
18.34 ac
SFe
59 units

Planning
Area 15
25.70 ac
PARK

Planning
Area 20
23.95 ac
SFd
91 units

Planning
Area 24
38.54 ac
SFd
138 units

Planning
Area 18
12.76 ac
Park

Planning
Area 23
24.10 ac
SFd
87 units

Planning
Area 22
14.38 ac
SFd
45 units

Planning
Area 33
39.48 ac
SFf
70 units

OS
25.40 ac

2.74 ac

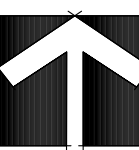
3.58 ac

4.48 ac

GRADE SEPARATED
PEDESTRIAN TRAIL CROSSING

NORTH PARCEL - SEGMENT 2 - PD AMENDMENT NO. 3 - OCTOBER 22, 2020

	Planning Area	Land Use	Gross Acres	Max. Density (per Dev. Guide)	DU (Shown on Plan)
	1	SFd	20.92	4.50	52
	2	SFd	24.01	4.50	107
	3	Commercial	20.30		
	4	Commercial	3.70		
	5	SFe	30.20	6.00	134
	10				0
	11	SFd	39.65	6.00	133
	12	MU	25.89	22.00	150
	13	SFe	18.34	6.00	59
	14	MU	17.44	22.00	100
	15	PARK	25.70		
	16				
	17				
	18	PARK	12.76		
	19	SCHOOL	11.38		
	20	SFd	23.95	4.50	91
	22	SFd	14.38	4.50	45
	23	SFd	24.10	4.50	87
	24	SFd	38.54	4.50	138
	26	SFd	19.13	4.50	68
	27	SFd	34.90	4.50	106
	28	PARK	14.86		
	29	SFd	37.83	4.50	120
	30	SFd	18.07	4.50	73
	31	SFd	18.66	4.50	70
	32	SFd	54.35	4.50	208
	33	SFf	39.48	3.20	70
	SUBTOTAL		588.54	-	1,811
	Open Space		149.02		
	Right of Way		44.43		
	TOTAL		781.99		1,811



0' 300' 600' 900'
SCALE 1"= 300'

HESS RANCH
PLANNED DEVELOPMENT
AMENDMENT NO. 3
NORTH PARCEL DEVELOPMENT PLAN

Developer
Front Range Communities
4100 E. Mississippi Ave., #500
Denver, CO 80246
303.748.5466
FR
FRONT RANGE COMMUNITIES, LLC

Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520



Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368



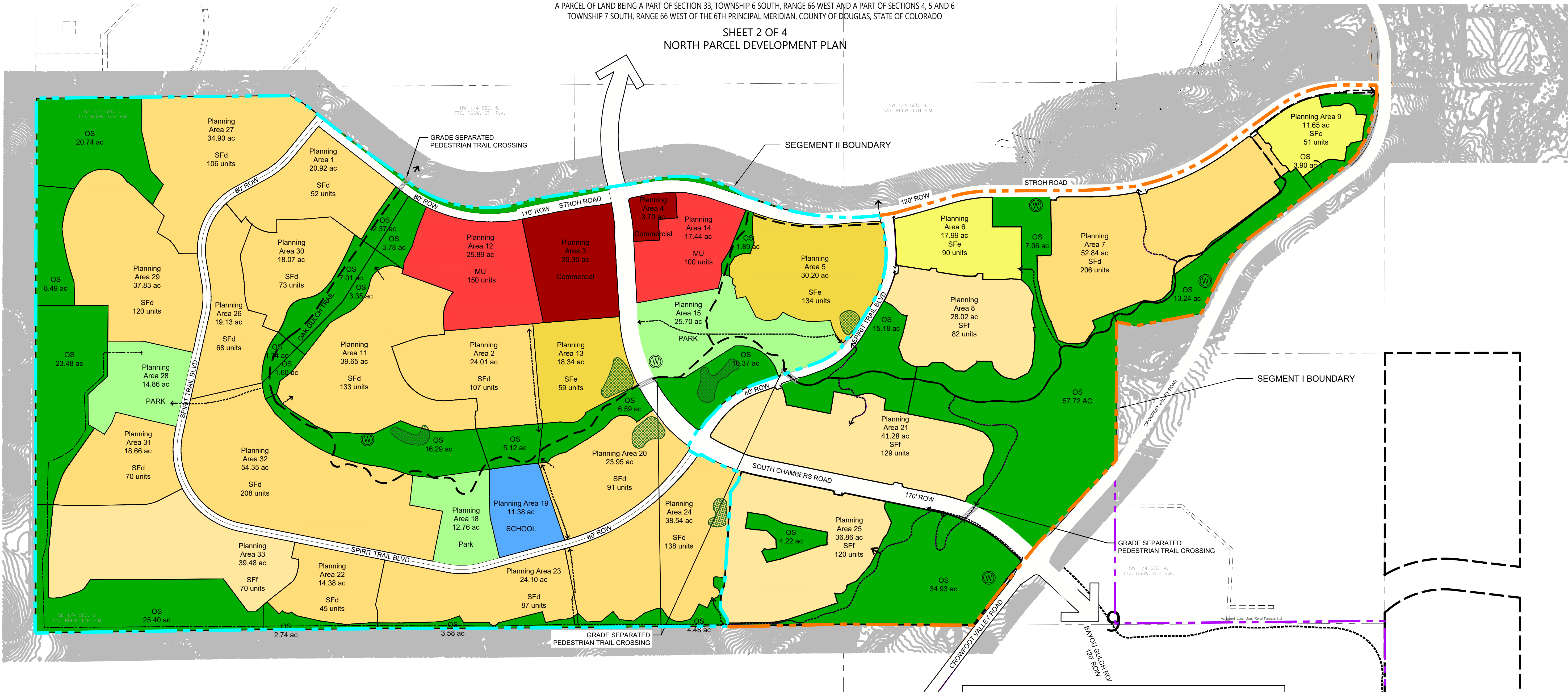
DATE: 10-22-2020
JOB NO: -
DRAWN BY: -
APPROVED: -
CADD FILE: -

EXHIBIT A

HESS RANCH PLANNED DEVELOPMENT
AMENDMENT NO. 3
NORTH PARCEL DEVELOPMENT PLAN

A PARCEL OF LAND BEING A PART OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST AND A PART OF SECTIONS 4, 5 AND 6
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 2 OF 4
NORTH PARCEL DEVELOPMENT PLAN



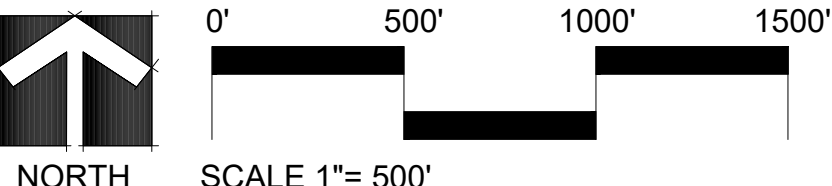
Reception Number: 2019055890

NORTH PARCEL - SEGMENT 1 - PD AMENDMENT NO. 2 - AS RECORDED SEPTEMBER 4, 2019					
	Parcel #	Land Use	Acres	Max. Density (per Dev. Guide)	DU (Shown on Plan)
	6	SFe	17.99	6.00	90
	7	SFd	52.84	4.50	206
	8	SFf	28.02	3.20	82
	9	SFe	11.65	6.00	51
	21	SFf	41.28	3.20	129
	25	SFf	36.86	3.20	120
	SUBTOTAL		188.64	-	678
		Open Space	136.25		
		Right of Way	28.97		
	AMENDMENT SUBTOTAL		353.86	-	

NORTH PARCEL - SEGMENT 2 - PD AMENDMENT NO. 3					
	Planning Area	Land Use	Gross Acres	Max. Density (per Dev. Guide)	DU (Shown on Plan)
	1	SFd	20.92	4.50	52
	2	SFd	24.01	4.50	107
	3	Commercial	20.30		
	4	Commercial	3.70		
	5	SFe	30.20	6.00	134
	40				0
	11	SFd	39.65	6.00	133
	12	MU	25.89	22.00	150
	13	SFe	18.34	6.00	59
	14	MU	17.44	22.00	100
	15	PARK	25.70		
	16				
	17				
	18	PARK	12.76		
	19	SCHOOL	11.38		
	20	SFd	23.95	4.50	91
	22	SFd	14.38	4.50	45
	23	SFd	24.10	4.50	87
	24	SFd	38.54	4.50	138
	26	SFd	19.13	4.50	68
	27	SFd	34.90	4.50	106
	28	PARK	14.86		
	29	SFd	37.83	4.50	120
	30	SFd	18.07	4.50	73
	31	SFd	18.66	4.50	70
	32	SFd	54.35	4.50	208
	33	SFf	39.48	3.20	70
	SUBTOTAL		588.54	-	1,811
		Open Space	149.02		
		Right of Way	44.43		
	TOTAL		781.99		1,811

LEGEND

- North Parcel Segment II Boundary
- North Parcel Segment I Boundary
- South Parcel Boundary
- Planning Area Boundary
- Regional Trail
- Local Trail
- Stabilized Earth Trail
- Detention Pond
- 100 Year Floodplain - FEMA Zone A
- Well Site



NO.	REVISION	DATE	BY
1	1st SUBMITTAL	04-10-2020	-
2	2nd SUBMITTAL	06-05-2020	-
3	3rd SUBMITTAL	10-15-2020	-
4	4th SUBMITTAL	10-22-2020	-
5	5th SUBMITTAL	11-02-2020	-

HESS RANCH
PLANNED DEVELOPMENT
AMENDMENT NO. 3
NORTH PARCEL DEVELOPMENT PLAN

Developer
Front Range Communities
4100 E. Mississippi Ave., #500
Denver, CO 80246
303.748.5466
FR
FRONT RANGE COMMUNITIES, LLC

Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520



Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368



DATE: 11-02-2020
JOB NO: -
DRAWN BY: -
APPROVED: -
CADD FILE: -

HESS RANCH PLANNED DEVELOPMENT

AMENDMENT NO. 3

NORTH PARCEL DEVELOPMENT PLAN

A PARCEL OF LAND BEING A PART OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST AND A PART OF SECTIONS 4, 5 AND 6 TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 3 OF 4
PROPOSED PLANNING AREAS

LEGEND

- North Parcel Segment II Boundary
- North Parcel Segment I Boundary
- Planning Area Boundary
- Regional Trail
- Local Trail
- Stabilized Earth Trail
- Detention Pond
- 100 Year Floodplain - FEMA Zone A
- Well Site

HESS RANCH
PLANNED DEVELOPMENT
AMENDMENT NO. 3
NORTH PARCEL DEVELOPMENT PLAN

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4100 E. Mississippi Ave., #500
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303.694.1520

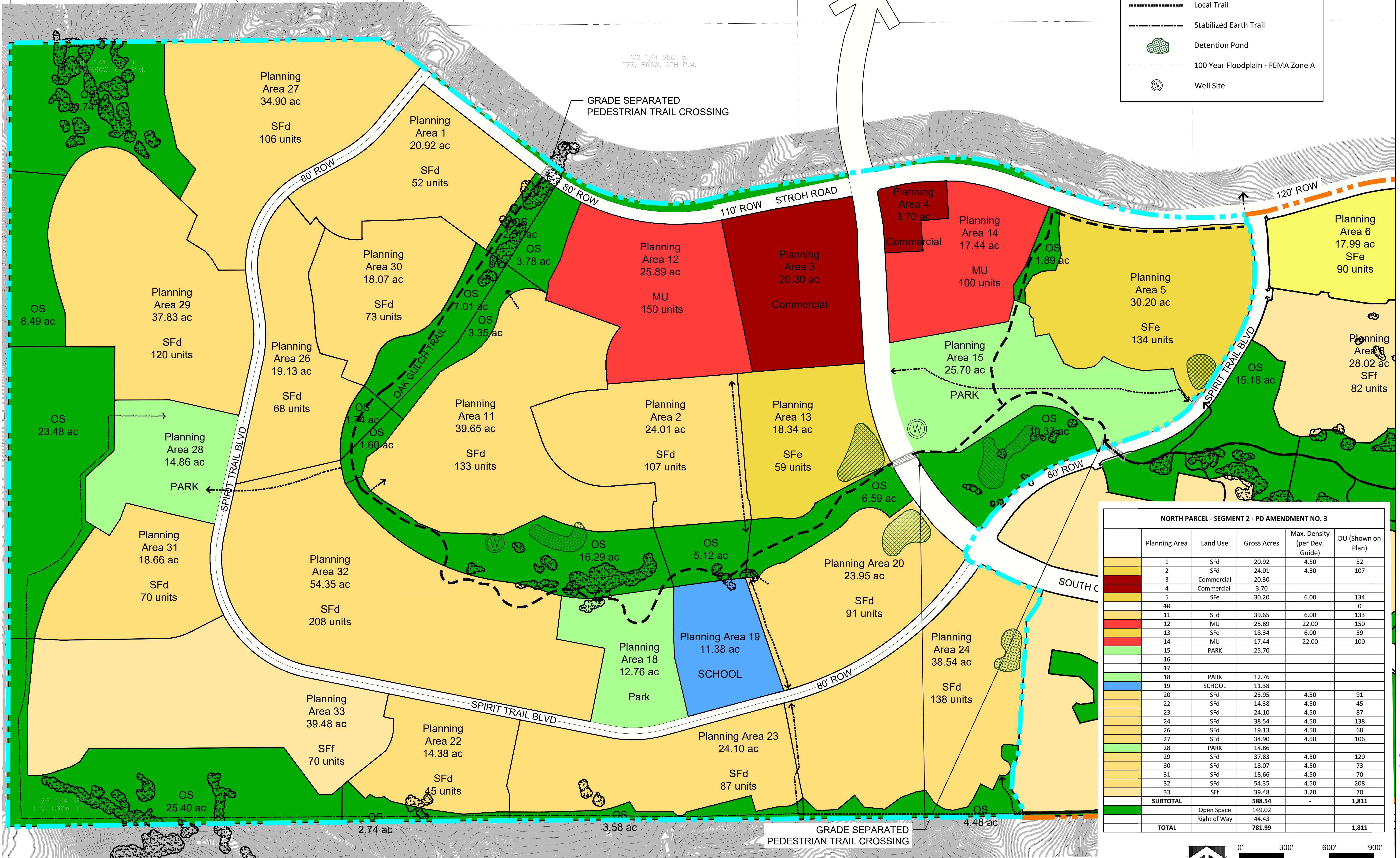
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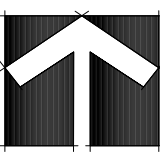
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design
group

DATE: 11-02-2020
JOB NO: -
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SHEET 3



NORTH PARCEL - SEGMENT 2 - PD AMENDMENT NO. 3					
	Planning Area	Land Use	Gross Acres	Max. Density (per Dev. Guide)	DU (Shown on Plan)
	1	SFd	20.92	4.50	52
	2	SFd	24.01	4.50	107
	3	Commercial	20.30		
	4	Commercial	3.70		
	5	SFe	30.20	6.00	134
	10				0
	11	SFd	39.65	6.00	133
	12	MU	25.89	22.00	150
	13	SFe	18.34	6.00	59
	14	MU	17.44	22.00	100
	15	PARK	25.70		
	16				
	17				
	18	PARK	12.76		
	19	SCHOOL	11.38		
	20	SFd	23.95	4.50	91
	22	SFd	14.38	4.50	45
	23	SFd	24.10	4.50	87
	24	SFd	38.54	4.50	138
	26	SFd	19.13	4.50	68
	27	SFd	34.90	4.50	106
	28	PARK	14.86		
	29	SFd	37.83	4.50	120
	30	SFd	18.07	4.50	73
	31	SFd	18.66	4.50	70
	32	SFd	54.35	4.50	208
	33	SFf	39.48	3.20	70
	SUBTOTAL		588.54	-	1,811
	Open Space		149.02		
	Right of Way		44.43		
	TOTAL		781.99		1,811

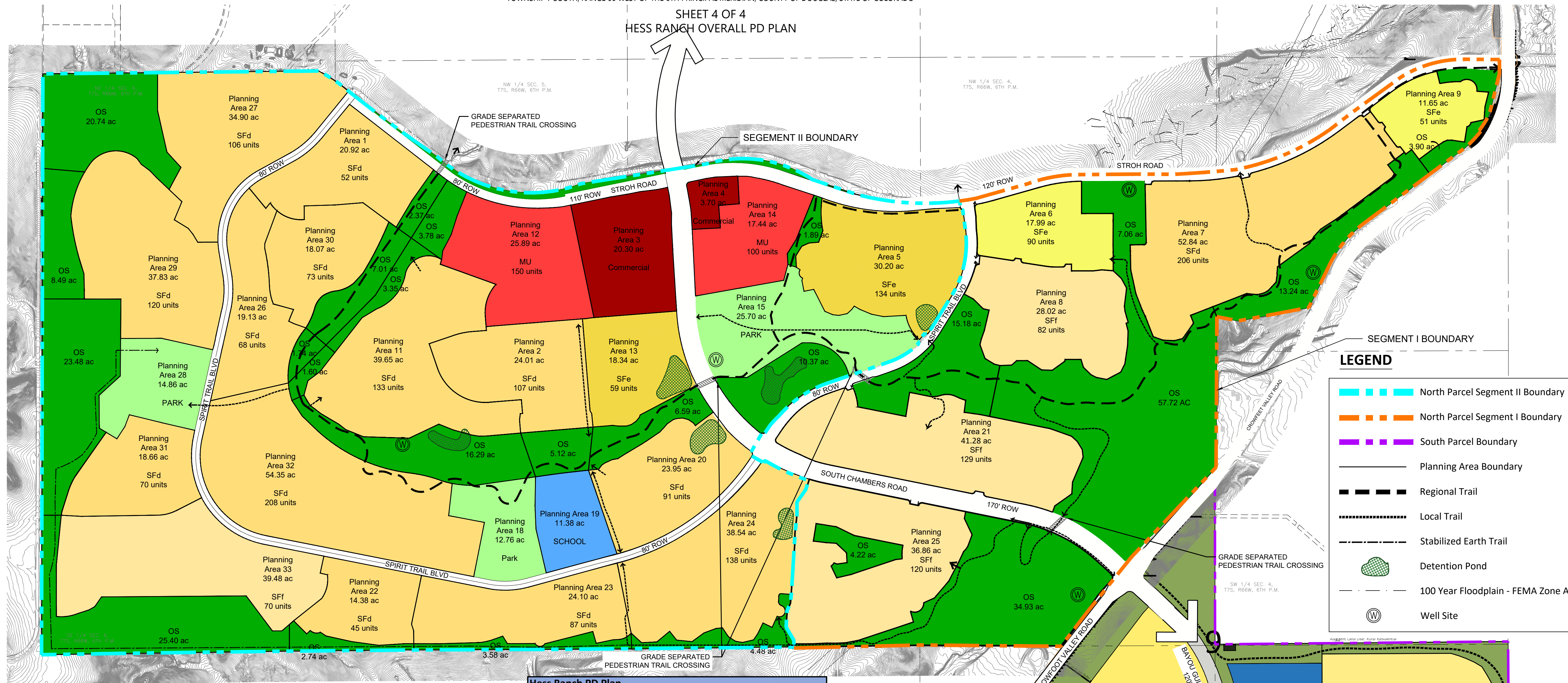


0' 300' 600' 900'
SCALE 1"= 300'

HESS RANCH PLANNED DEVELOPMENT
AMENDMENT NO. 3
NORTH PARCEL DEVELOPMENT PLAN

A PARCEL OF LAND BEING A PART OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST AND A PART OF SECTIONS 4, 5 AND 6
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 4 OF 4
HESS RANCH OVERALL PD PLAN



LEGEND

- North Parcel Segment II Boundary
- North Parcel Segment I Boundary
- South Parcel Boundary
- Planning Area Boundary
- Regional Trail
- Local Trail
- Stabilized Earth Trail
- Detention Pond
- 100 Year Floodplain - FEMA Zone A
- Well Site

Reception Number: 2017076072

SOUTH PARCEL - PD AMENDMENT NO. 1 - AS RECORDED NOVEMBER 7, 2017						
Parcel #	Land Use	Gross Acres	Proposed Density	Net Acres Minus Roads	Net Acres Minus Floodplain & Slopes	DU (Shown)
34	Sfd	48.2	4.1	-	-	199
35	MU	9.8	4.9	-	-	48
36	MU	10.7	4.1	-	-	44
37	School	11.7	-	-	-	-
38	Park	18.1	-	-	-	-
39	Sfe	45.4	4.2	-	-	189
40	Sfe	35.9	4.6	-	-	166
41	Sfg	20.2	1.3	-	-	31
42	Sff	32.2	3.1	-	-	100
43	MU	7.9	5.6	-	-	44
44	MU	4.5	-	-	-	-
45	Fire Station	2.9	-	-	-	-
46	Sfe	12.4	4.1	-	-	51
47	Sfg	15.3	1.2	-	-	18
	Open Space	101.63	-	-	-	-
	Road	N. Pinery Pkwy	9.8	-	-	-
	Road	Bayou Gulch	13.5	-	-	-
Total		400.1	-	-	-	890

Reception Number: 2019055890

NORTH PARCEL - SEGMENT 1 - PD AMENDMENT NO. 2 - AS RECORDED SEPTEMBER 4, 2019				
Parcel #	Land Use	Acres	Max. Density (per Dev. Guide)	DU (Shown on Plan)
6	Sfe	17.99	6.00	90
7	Sfd	52.84	4.50	206
8	Sff	28.02	3.20	82
9	Sfe	11.65	6.00	51
21	Sff	41.28	3.20	129
25	Sff	35.86	3.20	120
SUBTOTAL		188.64	-	678
	Open Space	136.25	-	-
	Right of Way	28.97	-	-
AMENDMENT SUBTOTAL		353.86	-	-

NORTH PARCEL - SEGMENT 2 - PD AMENDMENT NO. 3					
Planning Area	Land Use	Gross Acres	Max. Density (per Dev. Guide)	DU (Shown on Plan)	
1	Sfd	20.92	4.50	52	
2	Sfd	24.01	4.50	107	
3	Commercial	20.30	-	-	
4	Commercial	3.70	-	-	
5	Sfe	30.20	6.00	134	
11	Sfd	39.65	6.00	133	
12	MU	25.89	22.00	150	
13	Sfe	18.34	6.00	59	
14	MU	17.44	22.00	100	
15	PARK	25.70	-	-	
16					
17					
18	PARK	12.76	-	-	
19	SCHOOL	11.38	-	-	
20	Sfd	23.95	4.50	91	
22	Sfd	14.38	4.50	45	
23	Sfd	24.10	4.50	87	
24	Sfd	38.54	4.50	138	
26	Sfd	19.13	4.50	68	
27	Sfd	34.90	4.50	106	
28	PARK	14.86	-	-	
29	Sfd	37.83	4.50	120	
30	Sfd	18.07	4.50	73	
31	Sfd	18.66	4.50	70	
32	Sfd	54.35	4.50	208	
33	Sff	39.48	3.20	70	
SUBTOTAL		588.54	-	1,811	
	Open Space	149.02	-	-	
	Right of Way	44.43	-	-	
TOTAL		781.99	-	1,811	

Hess Ranch PD Plan

South Parcel

TRAILS AT CROWFOOT - PD AMENDMENT NO. 1 - AS RECORDED - November 7, 2017		
Planning Areas	Acres	Units
Open Space	101.63	
Right of Way	23.30	
Amendment Subtotal	400.01	890
TRAILS AT CROWFOOT SUBTOTAL		
	400.01	890

North Parcel

LOOKING GLASS SEGMENT 1 - PD AMENDMENT NO. 2 - AS RECORDED SEPTEMBER 4, 2019		
Planning Areas	188.64	678
Open Space	136.25	
Right of Way	28.97	
Amendment Subtotal	353.86	678

LOOKING GLASS SEGMENT 2 - PD AMENDMENT NO. 3

Planning Areas	588.54	1,811
Open Space	149.02	
Right of Way	44.43	
Amendment Subtotal	781.99	1,811
LOOKING GLASS SUBTOTAL		
	1,135.85	2,489

GRAND TOTAL

Open Space Provided	386.90	
Open Space Required per the Annexation Agreement	384.4	

South Parcel

TRAILS AT CROWFOOT - PD AMENDMENT NO. 1 - AS RECORDED - November 7, 2017		
Park Planning Areas (PA-38)	Acres	Units
	18.10	890
TRAILS AT CROWFOOT SUBTOTAL		
	18.10	890

North Parcel

LOOKING GLASS SEGMENT 1 - PD AMENDMENT NO. 2 - AS RECORDED SEPTEMBER 4, 2019		
Park Planning Areas	0.00	678

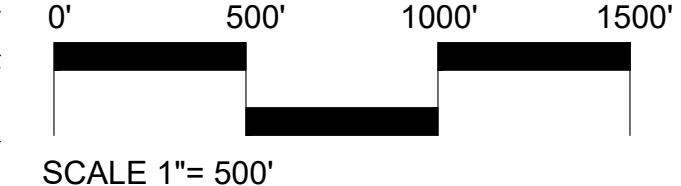
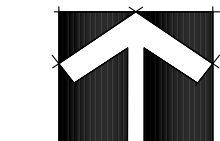
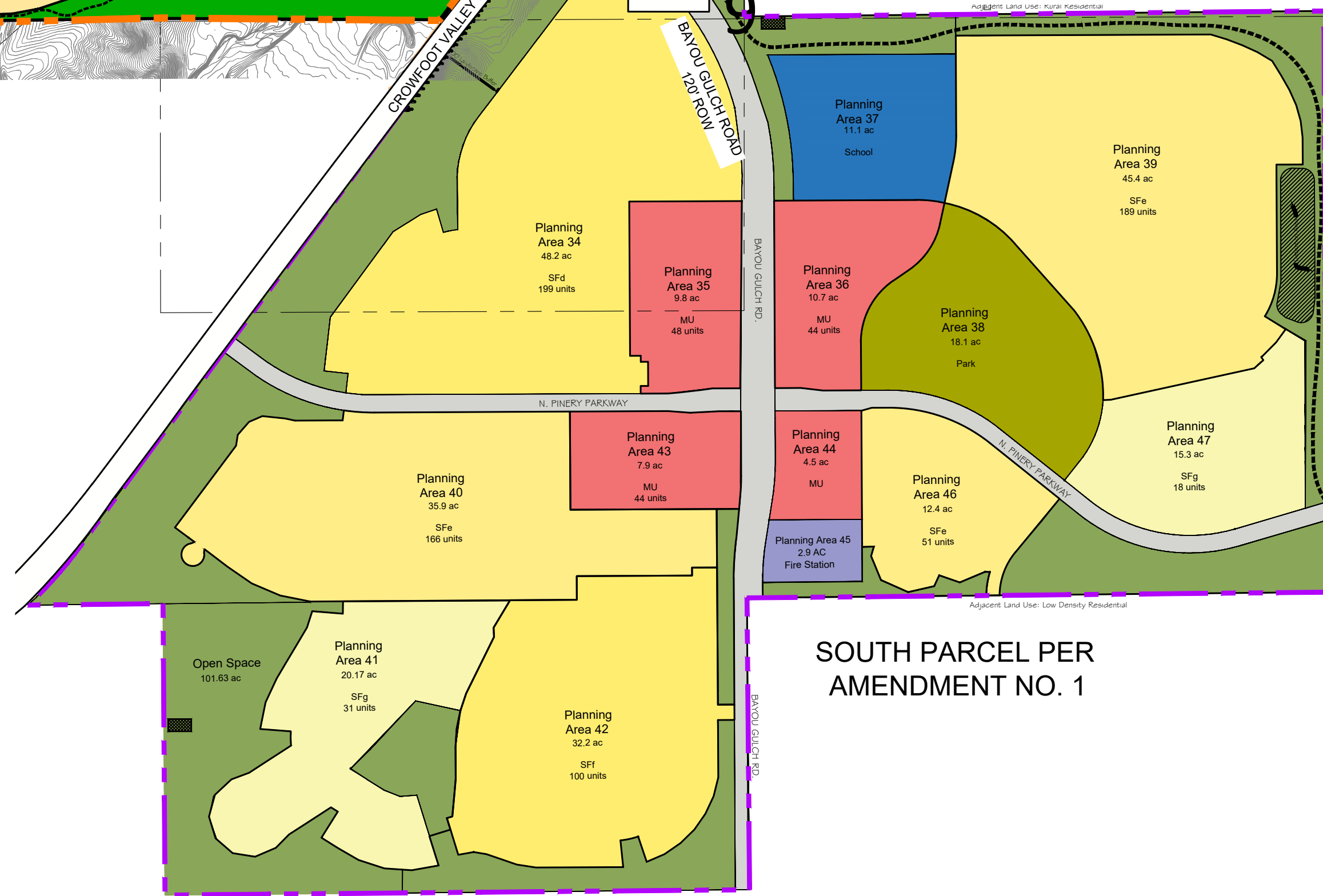
LOOKING GLASS SEGMENT 2 - PD AMENDMENT NO. 3

2a - Park Planning Areas (PA-15)	25.70	912
2b - Park Planning Areas (PA-18 and PA-28)	27.62	899
LOOKING GLASS SUBTOTAL		
	53.32	2,489

GRAND TOTAL

Park Planning Areas Provided	71.42	3,379
Parks Required per the Annexation Agreement	67.28	

SOUTH PARCEL PER
AMENDMENT NO. 1



NO.	REVISION	DATE	BY
1	1st SUBMITTAL	04-10-2020	-
2	2nd SUBMITTAL	06-05-2020	-
3	3rd SUBMITTAL	10-15-2020	-
4	4th SUBMITTAL	10-22-2020	-
5	5th SUBMITTAL	11-02-2020	-

HESS RANCH
PLANNED DEVELOPMENT
AMENDMENT NO. 3
NORTH PARCEL DEVELOPMENT PLAN

Developer
Front Range Communities
4100 E. Mississippi Ave., #500
Denver, CO 80246
303.748.5466



Civil Engineer
EMK Consultants
7006 S. Alton Way, Bldg. F
Centennial, CO 80112
303.694.1520



Planner / Landscape Architect
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
303.446.2368



DATE: 11-02-2020
JOB NO: -
DRAWN BY: -
APPROVED: -
CADD FILE: -

SHEET 4

Hess Ranch Development
Town of Parker, Colorado

PD DEVELOPMENT GUIDE – THIRD AMENDMENT

~~July 17, 2019~~

November 2, 2020

Owner:

JEN Colorado 18, LLC
Front Range Communities
4100 E. Mississippi Avenue, Suite 500
Denver, CO 80246
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303.598.5970/303.748.5466

Planning Consultant:

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Denver, CO 80202
303.446.2368
Contact: Karen Henry

Engineering Consultant:

EMK Consultants, Inc.
7008 S. Alton Way, Building F
Centennial, CO 80112
303.694.1520
Contact: Eric McDaniel

Traffic Consultant:

NAVJOY
301 Commercial Road, Suite B
Golden, CO 80401
720-399-4402 Ext. 109
Contact: Devin Joslin

~~**Traffic Consultant**~~

~~EST~~
~~1873 South Bellaire Street, Suite 1101~~
~~Denver, CO 80220~~
~~720.486.0707~~

Drainage Consultant

Muller Engineering Company

777 S. Wadsworth Blvd., Suite 4100

Lakewood, CO 80226

303.988.4939

Contact: Jim Wulliman/Sara Johnson

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I. GENERAL PROVISIONS

A. Application

The standards outlined in the Development Guide shall apply to all property contained within the "HESS RANCH DEVELOPMENT PLAN AND GUIDE" (the "Development Plan") except as provided herein. The standards outlined in the Development Plan may be divergent from the zoning regulations contained in Chapter 13.04 of the Parker Municipal Code, but not any other Chapter of the Parker Municipal Code. In the event there is a conflict between the standards contained in the Development Plan and the Parker Municipal Code (excluding Chapter 13.04) then the Parker Municipal Code shall control. The terms "DEVELOPMENT PLAN" and "MASTER PLAN" may be used interchangeably.

This Development Guide is only one of several documents that will help guide the Hess Ranch Planned Development. The Development Guide and the Development Plan are the planning documents for this development.

The Development Agreement is a third document that will help frame the overall development with specific language of agreements, triggers, responsibilities, etc. Please refer to this document to gain a full understanding of the Hess Ranch Planned Development.

B. Density Standards

The Dwelling Unit Density permitted in any residential Planning Area is an Average Density that shall apply to the entire residential Planning Area and shall not be specifically applicable to any portion thereof. The Average Density of any residential Planning Area shall be computed by dividing the total number of Dwelling Units in the residential Planning Area by the gross acres in the residential Planning Area.

C. Density Variation

In no event shall the total number of 3,379 residential Dwelling Units within all Planning Areas as set forth on the "HESS RANCH DEVELOPMENT PLAN AND GUIDE" be exceeded.

In general, residential Planning Areas may contain up to an additional twenty percent (20%) of the number of units allowed for each Planning Area, as set forth in the "HESS RANCH PD DEVELOPMENT PLAN AND GUIDE", as determined by the Developer. The total number of Dwelling Units actually developed in a Planning Area may be less than the number established on the Development Plan. Unbuilt or unused dwelling units resulting from the Final Plat of any Planning Area, may be transferred to other areas provided that the receiving Planning Area ~~not~~ does not receive more than 20% of the original density provided for on the Hess Ranch Development Plan. The transfer of any unbuilt or unused dwelling units may occur at any time throughout the development process of Hess Ranch. Any increase or decrease of dwelling units

within a Planning Area by more than 20% must be processed as a Major Amendment under Section 13.04.240 of the Parker Municipal Code.

D. Planning Area Boundaries

Wherever a Planning Area abuts a street as shown on the "HESS RANCH DEVELOPMENT PLAN", the Planning Area boundary is the edge of the abutting right-of-way of such street (except Crowfoot Valley Road). Wherever a Planning Area does not so abut a street, the Planning Area boundary shall be as shown on the "HESS RANCH DEVELOPMENT PLAN". Modifications in Planning Area boundaries and streets may be accomplished by the Developer by final road alignments or engineering refinements shown on a Site Plan or Plat, without any amendment to the "HESS RANCH DEVELOPMENT PLAN" provided the Planning Area does not increase or decrease by more than twenty percent (20%) in size.

E. Underground Utility Requirements

All electrical and communications distribution lines shall be placed underground. All transmission lines shall be underground unless same cannot be accomplished by direct burial.

F. Homeowner Associations

Homeowner Associations composed of property owners in residential areas may be created for the following purposes: a) to provide for the continued development, improvement and maintenance of properties and facilities which it owns or administers, and b) to protect the investment, enhance the value, and control the use of property owned by its members.

Homeowner's Associations or special districts may be created in residential areas where common lands or facilities are to be owned and maintained by the Homeowner's Association or special district.

G. Agricultural Uses

Any portion or portions of the property described as the Hess Ranch Planned Development, where development has not commenced in accordance with the adopted Development Guide and Plan, may be used on a temporary basis for agricultural purposes, as provided herein.

II. DEFINITIONS

- A. Purposes:** It is the purpose of this Article to define words, terms and phrases contained within this PD Development Guide. See the Town of Parker Land Development Code for other definitions not defined herein.
- B. Word Usage:** In the interpretation of this Guide, the provisions and rules of this section shall be observed and applied, except when the context requires otherwise.
1. The ~~particular controls~~ **particular controls** the general.
 2. In the case of any difference of meaning or implication between the text of this Guide and any caption or table, the text shall control.
 3. Words used or defined in one tense or form shall include other tenses and derivative forms.
 4. Words in the singular number shall include the plural number and words in the plural number shall include the singular number.
 5. The masculine gender shall include the feminine and the feminine gender shall include the masculine.
 6. The word "shall" is mandatory.

7. The word "may" is permissive.

C. **Definitions:**

1. **Abut.** To have a common border with.
2. **Accessory Buildings.** Detached subordinate building(s) or Structure(s), the use of which is customarily incidental to that of the Principal Building or to the main use of the land and which is located on the same lot with the Main Building or use, including carriage house units located above detached and semi-detached garages, designated for and occupied by not more than one family, and with a maximum size of 600 square feet.
3. **Age Targeted Dwelling.** Housing designed to appeal to the lifestyle needs of buyers over 55 years of age.
4. **Age Restricted Dwelling.** Housing limited to buyers and occupants 55 years of age or older.
5. **Agricultural Uses.** The uses which are permitted include:
 - 1) Farming, including plowing, tillage, cropping, seeding, ~~cultivating~~cultivating, or harvesting for the production of food and fiber products (except commercial logging and timber operations) produced on the premises.
 - 2) Ranching, including grazing of livestock (except commercial feed yards, poultry, pig farms, fur farms or kennels).
 - 3) Open space.
 - 4) Selling agricultural products not requiring a state tax license.
6. **Building, Principal or Main.** A building or buildings which may contain one or more Dwelling Unit(s) in which is conducted one or more of the permitted Principal Uses of the Lot or project in which it is situated and including areas such as garages, carports, storage sheds which are attached to or architecturally integrated with the principal building.
7. **Building Front.** That exterior wall of a Building which faces a Front Lot Line of a Lot.
8. **Building Ground Coverage.** The amount of land covered or permitted to be covered by a Building.
9. **Building Setback.** The distance between the Building and the adjacent street right-of-way, property line, exterior of the Private Street Easement, or external planning area boundary.
10. **Building Side.** That exterior wall of a Building which faces a Side Lot Line of a Lot.
11. **Building Rear.** That exterior wall of a Building which faces a Rear Lot Line of a Lot.
12. **Car Care Center.** An establishment providing sales of vehicle fuel and such services as lubrication, oil and tire changes, and minor repairs. This use does not Include paint spraying or body repair.
13. **Density, Gross or Average.** A ratio of number of Dwelling Units per acre calculated by dividing the number of Dwelling Units within the boundary of one or more residential Planning Areas or portion thereof by the number of acres contained within the Planning Area(s) or portions thereof; including all land within said Planning Area(s) or portion thereof reserved or dedicated for Parks, Open Space, recreation, educational, community, or public use, and Public Street rights-of way and Easements. For calculation purposes, the gross density excludes the 100-year floodplain as mapped by FEMA and slopes of 20% or greater.
14. **Density, Net.** A ratio of number of Dwelling units per acre calculated by dividing the number of Dwelling Units within the boundary of one or more residential Planning Areas or portion thereof by the number of acres contained within the Planning Area(s) or portion thereof; excluding all land within said Planning Area(s) or portion thereof reserved or dedicated for Roads, Parks, Open Space, recreations, educational,

community or public use, and Public Street rights-of-ways and easements. For calculation purposes, the gross density excludes the 100-year floodplain as mapped by FEMA and slopes of 20% or greater

15. **Dwelling Unit, Atrium.** An alternative type of Single Family Detached or Attached Dwelling Unit in which the private Individual Open Space associated with each Dwelling Unit is consolidated into a private yard surrounded by buildings or walls forming an atrium. This atrium replaces the conventional front side and rear yards associated with traditional Single Family Detached Dwelling Units.
16. **Dwelling Unit, Clustered Single Family.** A type of Single Family Detached or Attached Dwelling Unit development that combines reduced lot size with compensating amounts of Open Space within the proposed development.
17. **Dwelling Unit, Duplex.** A detached building on a single parcel containing two (2) dwelling units, designed for or used as dwellings exclusively by two (2) families each living as an independent housekeeping unit, or two attached units sharing a common wall with separate entries and separate lots for each unit.
18. **Dwelling Unit, Patio.** An alternative type of Single Family Detached or Attached Dwelling Unit in which the private Individual Open Space associated with each Dwelling Unit is consolidated into a garden or patio area commonly located toward the side or rear of the Lot. This patio area replaces the conventional front, side and rear yards associated with traditional Single Family Detached Dwelling Units.
19. **Dwelling Unit Single Family Attached.** A Building designated for and containing more than one Dwelling Unit and occupied by not more than 6 families within one Structure each which is separated from the others by one (1) or more un-pierced walls from ground to roof.
20. **Dwelling Unit, Single Family Detached.** A type of Dwelling Unit designated for and occupied by not more than one family and having no roof, wall or floor in common with any other Dwelling Unit.
21. **Dwelling Unit, Townhome.** A type of Single Family Attached or Multi-Family Dwelling Unit in which each single Dwelling Unit goes from ground to roof and is separated from other Townhome Dwelling Units by a common wall. Each Townhome Dwelling Unit has Individual outside access. Townhome Dwelling may have no side yards, or front and rear yards. May include duplex, triplex, fourplex, or more.
22. **Dwelling Unit, Zero Lot Line.** An alternative type of Single Family Detached Dwelling Unit which is situated on a Lot so that one or more sides rest directly on the boundary line of the Lot.
23. **Dwelling Unit, Live/Work.** An alternative type of Townhome Dwelling Unit in which a range of retail goods and services, consistent with the Mixed Use (MU) designation are permitted, in combination with residential use, and where setbacks apply.
24. **Dwelling Unit, Condominium.** A type of ~~Single-Family~~Single-Family Dwelling Unit. The unit is individually owned, each owner receives a recordable deed to the individual unit purchased, including the right to sell, mortgage, etc., that unit and sharing in joint ownership of any common grounds, passageways, etc.
25. **Easement, Private Street.** An acquired right of use, interest or privilege in land owned by another containing a privately owned access way constructed to the specifications of the Town of Parker but not maintained by the Town of Parker. Town of Parker and Parker Fire Protection District approved fire access shall be provided in all cases.
26. **Exterior Storage.** Outdoor storage of fuel, raw materials, products and equipment. In the case of lumberyards, exterior storage includes all impervious materials stored outdoors.

27. **Garage, Parallel.** A garage attached or detached, which is oriented so that the axis which corresponds with the garage opening is substantially parallel to the adjacent street from which the Lot derives access.
28. **Garage, Perpendicular.** A garage attached or detached, which is oriented so that the axis which corresponds with the garage opening is substantially perpendicular to the adjacent street from which the Lot derives access.
29. **Group Care Facilities.** A facility where three or more persons are provided supervision and a planned treatment of counselling, therapy or other rehabilitative social services in a family environment. Such residence must be licensed by or operated by a federal, state, county or local judicial health/welfare agency or serve only referrals from such agencies. Examples of group care facilities ~~are:~~are group foster care, children's homes, halfway houses, rehabilitative centers, assisted living, ~~maternity~~maternity, or senior citizen homes.
30. **Land Use Category.** A set of permitted land use types which are aggregated to form a land use classification similar in nature to zoning districts. Each Land Use Category is identified on the PD Master Plan and in Section III. Land Use Regulations of this PD Development Guide.
 - A. **UNIFORM LAND USES**
 - 1) Single Family Detached Dwellings
 - 2) Duplex
 - 3) Single Family Attached Dwellings-these will include atrium ~~—~~— clustered patio, live work, townhome, duplex, including duplex, triplex and fourplex dwelling units.
 - 4) Multifamily
 - 5) Live/Work Dwelling Units - shall be associated with all MU planning areas and shall be located above retail/commercial areas that are compatible with a live work community. Usually associated with commercial developments.
 - 6) Accessory Dwelling Units - shall include all structures described in the Parker Land Use Ordinance 13.04.170. May also include utility facility enclosures and well sites.
 - 7) Places of Religious Assembly
 - 8) Accessory Structure and Uses
 - 9) Open Space
 - 10) Parks
 - 11) Neighborhood Recreational Centers and Facilities
 - 12) Group Home - refer to Group Care Facilities definition
 - 13) Assisted Living Residence - a housing facility that provides assistance to disabled individuals. These individuals cannot perform all of the ADL's (activities of daily living) i.e. eating, bathing, feeding, etc. These facilitates do not provide 24-hour care.
 - 14) Long Term Care Facility/Nursing Home
31. **Nursery.** An enterprise which conducts the retail and wholesale sale of plants grown on the site, as well as accessory items (but not farm implements) directly related to their care and maintenance. The accessory items normally sold are clay pots, polling soil, fertilizers, insecticides, hanging baskets, rakes and shovels.
32. **Planning Areas.** Areas of land delineated on the PD Master Plan identified with a phrase or symbol which designates a specific set of permitted land use types according to the

- Land Use Categories provided in Section III. - Land Use Regulations of this PD Development Guide. Planning Area boundaries are as depicted on the PD Master Plan.
33. **Planning Commission.** The Planning Commission of the Town of Parker.
 34. **Principal Use.** The specific primary purpose, activity or use for which land or any building thereon is designed, arranged or intended, or for which it is occupied or maintained.
 35. **Recreational Vehicle.** A vehicle or a unit that is mounted on or drawn by another vehicle primarily designed for recreation or temporary living. Recreational vehicles include travel trailers, camping trailers, truck campers, mobile homes, boats, snowmobiles and other similar recreation equipment.
 36. **Restaurant, Conventional.** An establishment whose principal business is the sale of food and/or beverages to customers whose principal method of operation includes one or both of the following characteristics: (1) customers, normally provided with an individual menu, are served their foods and beverages by a restaurant employee at the same table or counter at which food and beverages are consumed. And (2) cafeteria type operation where food and beverages generally are consumed within the restaurant building.
 37. **Restaurant, Fast Food.** An establishment whose principal business is the sale of food and/or beverages in a "ready to consume" state: (1) within the restaurant building; (2) within a motor vehicle parked on the premises; or (3) off the premises as carry out orders and whose principal method of operation includes the following characteristics: food and/or beverages are usually served in edible containers or in paper, plastic or other disposable containers.
 38. **Restaurant, Fast Food with Drive Through Facilities.** Drive-in or drive-through means an accessory use to a building or facility that by design facilitates, encourages or allows customers to receive services or obtain goods while remaining in their motor vehicle, excluding reserved parking spaces for take-out goods where there is no menu board or communication facility.
 39. **Setback.** The distance between the building line and the adjacent street right-of-way line or Lot Boundary.
 40. **Structure.** Anything constructed or erected, which requires permanent location on the ground or is attached to something having a permanent location on the ground, but not including fences or walls less than six (6) feet, poles, lines, cables, or other transmission or distribution facilities or public utilities.
 41. **Town Council.** The Town Council for the Town of Parker.
 42. **Traditional Neighborhood Design (TND).** Traditional Neighborhood Design standards are intended to provide flexibility allowing land use patterns representative of those that were planned earlier in the 20th century. Traditional neighborhoods generally have a broad mix of uses including Single Family and Multi-Family land use patterns that help to create more pedestrian friendly streetscapes, in neighborhoods where homes and other uses orient toward the street.
 43. **Transit Oriented Design (TOD).** Transit Oriented Design neighborhoods contain a broad mix of uses including Single Family and Multi-Family residential combined with commercial and retail opportunities in land use patterns that help to create a pedestrian friendly environment, with convenient access to public transit.

III. LAND USE REGULATIONS

A. General

At the time of the Town Council's initial approval of this Development Plan and Guide, Planning Areas designated as SFe, SFf and SFg were within an area that was regulated by an Intergovernmental Agreement (IGA) between the Town of Parker and the City of Lone Tree. The number of dwelling units prescribed by the IGA was limited to 100 units for these Planning Areas. On September 5, 2015 the IGA expired. The day after, September 8, 2015, the cumulative number of dwelling units allowed for Planning Areas 27, 28, 29, 30, 31, 32 and 33 were increased to a number greater than 100. This increase will not require a Major Amendment to the Development Plan and will be counted as part of the overall 3,379 dwelling units allowed by the Plan.

B. Residential (SFd)

1. Intent

Provide for residential Development allowing for a variety of Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units, Single Family Attached, Semi-detached, Clustered Single Family Dwelling Units, Duplex, Triplex, and Fourplex Dwelling Units, Townhome Dwelling Units, Condominium Dwelling Units and Accessory Uses.

2. Uses Permitted by Right

- a. Single Family Detached Dwelling Units.
- b. Zero Lot Line Dwelling Units
- c. Duplex, Triplex, and Fourplex Dwelling Units.
- d. Townhome Dwelling Units including Single Family Attached, Semi-detached Dwelling Units and Live/Work Dwelling Units.
- e. Condominiums
- f. Age targeted housing (Not depicted on plan for this PD Submittal – Will be included in Site Plan/Subdivision Submittals)
- g. Age restricted senior housing. (Not depicted on plan for this PD Submittal – Will be included In Site Plan/Subdivision Submittals)
- h. Group Homes/Nursing Homes
- i. Clustered ~~Single-Family~~Single-Family Dwelling Units, including but not limited to Zero Lot Line Dwelling Units, Patio Dwelling Units, Two, Three, and Four Family Dwelling Units and Atrium Dwelling Units.
- j. A temporary sales and marketing center function developed to showcase a variety of builders and housing types within a limited area.
- k. Attached or detached private garages (3 cars maximum).
- l. Commonly associated Accessory Uses, incidental to the Principal Use or Building, including but not limited to: carriage house units not for sale, storage sheds, private greenhouses, home occupations, radio or TV antenna, TV satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of household pets according to the regulations and standards within the Parker Municipal Code.
- m. Public Open Space.
- n. Private recreational and park uses, country clubs, recreational facilities, including but not limited to: tennis courts, pickle ball courts, swimming pools and jogging, riding, hiking and biking trails.

- o. Public parks, playgrounds and other recreational areas.
- p. Places of religious assembly, religious schools.
- q. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as permitted by Section 13.04.220 of the Parker Municipal Code.
- r. Public and private schools and related administrative facilities for elementary and secondary education.

3. Uses Permitted by Special Review

- a. Buildings, garages and utility stations related to emergency services, such as ambulance, fire, police and rescue.
- b. Neighborhood public service, health and education facilities, such as community centers, libraries and museums.
- c. Child Care Centers.

4. Accessory uses and building - Refer to Town of Parker Land Use Ordinance 13.04.170

Shall also include utility facilities and well sites.

5. Development Standards

- a. **Average Density.** The Average Density shall be up to four and five-tenths (4.5) Dwelling Units per acre for each Sfd Planning Area. These Average Densities are set forth on the PD Development Plan and reflect the number of units over the entire acreage for the Planning Area. Densities within portions of the Planning Areas will vary depending on product type.
- b. **Maximum Number of Dwelling Units.** The maximum number of Dwelling Units permitted within each Sfd residential Planning Area shall not exceed 120% of the units shown on the PD Development Plan for each individual Planning Area.
- c. **Building Setback.** The minimum Building Setbacks in Sfd residential Planning Area will vary depending upon the product type in any given portion of the Planning Area. The following setbacks will be associated with the different product types defined as a Use Permitted by Right.

Single Family Detached Unit

Building Front	10 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Zero Lot Line Dwelling Unit

Building Front	10 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Duplex Dwelling Unit

Building Front	10 feet (Principal Building) 12 feet (Garage perpendicular) 8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Townhome Dwelling Unit (Including Live/Work Townhomes and Condominiums)

Building Front	4 feet (Principal Building) 12 feet (Garage perpendicular) 8 feet (Garage parallel)
Building Sides	4 feet from corner street
Building Sides	0 feet from other property lines & lots with common walls
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Patio Dwelling Unit

Building Front	8 feet (Principal Building) 10 feet (Garage perpendicular) 6 feet (Garage parallel)
Building Sides	8 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

- d. **Building Separation.** The minimum building separation shall be the greater of:
- (i) Seven and ½ (7.5) feet for Single Family Detached Residential Buildings, fifteen (15) feet for Buildings containing Single Family Attached Dwelling Units and twenty (20) feet for other Principal Buildings located within SFd Land Use Planning Areas, or
 - (ii) shall be governed by the applicable building code.
- e. **Building Height.** No residential Buildings within SFd Planning Areas shall exceed thirty-five (35) feet in height.
- f. **Minimum Lot Sizes.** The minimum lot sizes in SFd residential Planning Areas shall be ~~thirty-five~~thirty-five hundred (3500) square feet.

C. Residential (SFe)**1. Intent**

Provide for residential Development allowing for a variety of Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units, Single Family Attached, Semi-detached, Clustered Single Family Dwelling Units, Duplex Dwelling Units, Triplex and Fourplex Dwelling Units, Townhome Dwelling Units, Condominium Dwelling Units and Accessory Uses.

2. Uses Permitted by Right

- a. Single Family Detached Dwelling Units.

- b. Zero Lot Line Dwelling Units
 - c. Duplex, Triplex, and Fourplex Dwelling Units.
 - d. Townhome Dwelling Units including Single Family Attached, Semi-detached Dwelling Units and Live/Work Dwelling Units.
 - e. Condominiums
 - f. Age targeted housing (Not depicted on plan for this PD Submittal - Will be included in Site Plan/Subdivision Submittals)
 - g. Age restricted senior housing (Not depicted on plan for this PD Submittal - Will be included in Site Plan/Subdivision Submittals)
 - h. Clustered ~~Single-Family~~Single-Family Dwelling Units, including but not limited to Zero Lot Line Dwelling Units, Patio Dwelling Units, Two, Three, and Four Family Dwelling Units and Atrium Dwelling Units.
 - i. Group Homes/Nursing Homes
 - j. A temporary sales and marketing center function developed to showcase a variety of builders and housing types within a limited area.
 - k. Attached or detached private garages (3 cars maximum).
 - l. Commonly associated Accessory Uses, incidental to the Principal Use or Building, including but not limited to: carriage house units not for sale, storage sheds, private greenhouses, home occupations, radio or TV antenna, TV satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of household pets according to the regulations and standards within the Parker Municipal Code.
 - m. Public Open Space.
 - n. Public and private schools and related administrative facilities for elementary and secondary education.
 - o. Private recreational and park uses, country clubs, recreational facilities, including but not limited to ~~tennis~~ tennis courts, pickle ball courts, swimming pools and jogging, riding, hiking and biking trails.
 - p. Public parks, playgrounds and other recreational areas.
 - q. Places of religious assembly, religious schools.
 - r. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as permitted by Section 13.04.220 of the Parker Municipal Code.
3. **Uses Permitted by Special Review**
- a. Buildings, garages and utility stations related to emergency services, such as ambulance, fire, police and rescue.
 - b. Neighborhood public service, health and education facilities, such as community centers, libraries and museums.
 - c. Child Care Centers.
4. **Accessory uses and building - Refer to Town of Parker Land Use Ordinance 13.04.170**
Shall also include utility facilities and well sites.
5. **Development Standards**
- a. **Average Density.** The Average Density shall be up to six (6.0) Dwelling Units per acre for each SFe Planning Area, as set forth in the PO Development Plan, and reflect the number of units over the entire acreage for the Planning Area. Densities within portions of the Planning Area will vary depending on product type.

- b. **Maximum Number of Dwelling Units.** The maximum number of Dwelling Units permitted within each SFe residential Planning Area shall not exceed 120% of the units shown on the PD Development Plan for each individual Planning Area.
- c. **Building Setback:** The minimum Building Setbacks in SFe residential Planning Area will vary depending upon the product type in any given portion of the Planning Area. The following setbacks will be associated with the different product types defined as a Use Permitted by Right.

Single Family Detached Unit

Building Front	10 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Zero Lot Line Dwelling Unit

Building Front	10 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	10 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Duplex Dwelling Unit

Building Front	10 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	4 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Townhome Dwelling Unit (Including Live/Work Townhomes and Condominiums)

Building Front	4 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines & lots with common walls
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Patio Dwelling Unit

Building Front	8 feet (Principal Building)
	10 feet (Garage perpendicular)
	6 feet (Garage parallel)
Building Sides	8 feet from corner street
Building Sides	0 feet from other property lines

Building Rear 4 feet from alley
Building Rear 0 feet from other property lines

d. **Building Separation.**

The minimum building separation shall be the greater of:

- i) Seven and ½ (7.5) feet for Single Family Detached Dwelling Units, ten (10) feet for Buildings containing **Duplex Units**, Single Family Attached Dwelling Units, and twenty (20) feet for other Principal Buildings located within each SFe Lands Use Planning Area, or
- ii) shall be governed by the applicable building code.

e. **Building Height.** No residential Buildings within SFe Planning Areas shall exceed thirty-five (35) feet in height except by special review.

f. **Minimum Lot Sizes.** The minimum lot sizes in SFe residential shall be two thousand (2,000) square feet for a duplex lot and thirty-five hundred (3,500) square feet for a **single-family** detached lot.

D. Residential (Sff)

1. Intent

Provide for residential Development allowing for a variety of Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units, Single Family Attached, Semi-detached, Clustered Single Family Dwelling Units, Duplex Dwelling Units, Triplex and Fourplex Dwelling Units, Townhome Dwelling Units, Condominium Dwelling Units and Accessory Uses.

2. Uses Permitted by Right

- a. Single Family Detached Dwelling Units.
- b. Zero Lot Line Dwelling Units.
- c. Duplex, Triplex, and Fourplex Dwelling Units.
- d. Townhome Dwelling Units including Single Family Attached, Semi-detached Dwelling Units and Live Work Dwelling Units.
- e. Age targeted dwellings. (Not depicted on plan for this PD Submittal - Will be included in Site Plan/Subdivision Submittals)
- f. Age restricted dwellings. (Not depicted on plan for this PD Submittal - Will be included in Site Plan/Subdivision Submittals)
- g. Group Homes/Nursing Homes
- h. Clustered **Single-Family** Dwelling Units, including but not limited to Zero Lot Line Dwelling Units, Patio Dwelling Units, Two, Three, and Four Family Dwelling Units and Atrium Dwelling Units.
- i. A temporary sales and marketing center function developed to showcase a variety of builders and housing types within a limited area.
- j. Attached or detached private garages (3 cars maximum).
- k. Commonly associated Accessory Uses, incidental to the Principal Use or Building, including but not limited to: carriage house units not for sale, storage sheds, private greenhouses, home occupations, radio or TV antennas, TV satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of common household pets according to the regulations and standards contained within the Parker Municipal Code.
- l. Public Open Space.

- m. Public and private schools and related administrative facilities for elementary and secondary education.
- n. Private recreational and park uses, country clubs, recreational facilities, including but not limited to tennis courts, pickle ball courts, swimming pools and jogging, riding, hiking and biking trails.
- o. Public parks, playgrounds and other recreational areas.
- p. Places of religious assembly, religious schools.
- q. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as permitted by Section 13.04.220 of the Parker Municipal Code.

3. Uses Permitted by Special Review

- a. Buildings, garages and utility stations related to emergency services, such as ambulance, fire, police and rescue.
- b. Neighborhood public service, health and education facilities, such as community centers, libraries and museums.
- c. Child Care Centers.

4. Accessory uses and building - Refer to Town of Parker Land Use Ordinance 13.04.170
Shall also include utility facilities and well sites.

5. Development Standards

- a. **Average Density.** The Average Density shall be up to three point two (3.2) Dwelling Units per acre for each Sff Planning Area, as set forth in the PD Development Plan, and reflect the number of units over the entire acreage for the Planning Area. Densities within portions of the Planning Area will vary depending on product type.
- b. **Maximum Number of Dwelling Units.** The maximum number of Dwelling Units permitted within each Sff residential Planning Area shall not exceed 120% of the units shown on the PD Development Plan for each individual Planning Area.
- c. **Building Setback.** The minimum Building Setbacks in Sff residential Planning Areas will vary depending upon the product type in any given portion of the Planning Area. The following setbacks will be associated with the different product types defined as a Use Permitted by Right.

Single Family Detached Unit

Building Front	10 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Zero Lot Line Dwelling Unit

Building Front	10 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	10 feet from corner street

Building Sides 0 feet from other property lines
 Building Rear 4 feet from alley
 Building Rear 0 feet from other property lines

Duplex Dwelling Unit

Building Front 10 feet (Principal Building)
 12 feet (Garage perpendicular)
 8 feet (Garage parallel)
 Building Sides 10 feet from corner street
 Building Sides 0 feet from other property lines
 Building Rear 4 feet from alley
 Building Rear 0 feet from other property lines

Townhome Dwelling Unit (Including Live/Work Townhomes and Condominiums)

Building Front 4 feet (Principal Building)
 12 feet (Garage perpendicular)
 8 feet (Garage parallel)
 Building Sides 4 feet from corner street
 Building Sides 0 feet from other property lines & lots with common walls
 Building Rear 4 feet from alley
 Building Rear 0 feet from other property lines

Patio Dwelling Unit

Building Front 8 feet (Principal Building)
 10 feet (Garage perpendicular)
 6 feet (Garage parallel)
 Building Sides 8 feet from corner street
 Building Sides 0 feet from other property lines
 Building Rear 4 feet from alley
 Building Rear 0 feet from other property lines

- d. **Building Separation.** The minimum building separation shall be the greater of:
- i) seven and ½ (7.5) feet for Single Family Detached Dwelling Units, ten (10) feet for Buildings containing Duplex Units, Single Family Attached Dwelling Units, and twenty (20) feet for other Principal Buildings located within each SFf Lands Use Planning Area, or
 - ii) shall be governed by the applicable building code.
- e. **Building Height.** No residential Buildings within SFf Planning Areas shall exceed thirty-five (35) feet in height except by special review.
- f. **Minimum Lot Sizes.** The minimum lot sizes In SFf residential Planning Areas shall be ~~thirty-five~~thirty-five hundred (3500) square feet.

E. Residential (SFg)

1. Intent

Provide for residential Development allowing for Estate Single Family Detached Dwelling Units and Accessory Uses.

2. Uses Permitted by Right

- a. Single Family Detached Dwelling Units.

- b. Attached or detached private garages.
 - c. Commonly associated Accessory Uses, incidental to the Principal Use or Building, including but not limited to: carriage house units not for sale, storage sheds, private greenhouses, home occupations, radio or TV antennas, TV satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of common household pets according to the regulations and standards contained within the Town of Parker Zoning Ordinance.
 - d. Public parks, playgrounds and other recreational areas.
 - e. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as permitted by Section 13.04.220 of the Parker Municipal Code.
3. **Uses Permitted by Special Review**
- a. Neighborhood public service, health and education facilities, community centers, libraries and museums.
4. **Accessory uses and building - Refer to Town of Parker Land Use Ordinance 13.04.170**
- a. Shall also include utility facilities and well sites.
5. **Development Standards**
- a. **Average Density.** The Average Density shall be up to one unit per one- and one-half acres (0.67 Dwelling Units per acre) for each SFg Planning Area. These Average Densities are set forth on the PD Development Plan and reflect the number of units over the entire acreage for the Planning Area. Densities within portions of the Planning Area will vary depending on product type.
 - b. **Maximum Number of Dwelling Units.** The maximum number of Dwelling Units permitted within each SFg residential Planning Area shall not exceed 120% of the units shown on the PD Development Plan for each individual Planning Area.
 - c. **Building Setback:** The minimum Building Setbacks in SFg residential Planning Areas shall be:
 - Building front 20 feet
 - Building side 15 feet
 - Building rear 20 feet
 - d. **Building Separation.** The minimum building separation shall be the greater of:
 - i) twenty (20) feet for Single Family Detached Residential Buildings located within SFg Lands Use Planning Areas, or
 - ii) shall be governed by the applicable building code.
 - e. **Building Height.** No residential Buildings within SFg Planning Areas shall exceed thirty-five (35) feet in height except by Special Review
 - f. **Minimum Lot Sizes.** The minimum lot sizes in SFg residential Planning Areas shall be 0.67 acre.
 - g. **Specific to PA-41 & 47,** if these areas are developed for a clustered Age Targeted Development, the minimum lot size may be reduced to 80 feet in width and 120 feet in depth. The number of units allowed in each planning area may not increase beyond the 31 units allowed in PA-41, and the 18 units allowed in PA-47; the gross density may increase to a maximum of 1.5 du/ac. The site design for these areas must include homes backing to open space.

F. Residential (THd)

1. Intent

Provide for residential Development allowing for a variety of Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units, Single Family Attached, Semi-Detached, Clustered ~~Single Family~~Single-Family Dwelling Units, Multi-family/Condominium Units, Duplex Dwelling Units, Townhome Dwelling Units and Accessory Uses.

2. Uses Permitted by Right

- a. Single Family Detached Dwelling Units.
- b. Zero Lot Line Dwelling Units.
- c. Duplex, Triplex, and Fourplex Dwelling Units.
- d. Townhome Dwelling Units including Single Family Attached, Semi-detached Dwelling Units and Live/Work Dwelling Units.
- e. Clustered ~~Single Family~~Single-Family Dwelling Units, including but not limited to Zero Lot Line Dwelling Units, Patio Dwelling Units, Two, Three, and Four Family Dwelling Units and Atrium Dwelling Units.
- f. Age targeted dwellings. (Not depicted on plan for this PD Submittal - Will be included in Site Plan/Subdivision Submittals)
- g. Group Homes
- h. Age restricted dwellings. (Not depicted on plan for this PD Submittal - Will be included in Site Plan/Subdivision Submittals)
- i. Independent and/or Assisted Living.
- j. A temporary sales and marketing center function developed to showcase a variety of builders and housing types within a limited area.
- k. Attached or detached private garages (3 cars maximum).
- l. Commonly associated Accessory Uses, incidental to the Principal Use or Building, including but not limited to: carriage house units not for sale, storage sheds, private greenhouses, home occupations, radio or TV antennas, TV satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of common household pets according to the regulations and standards contained within the Parker Municipal Code.
- m. Public Open Space.
- n. Public and private schools and related administrative facilities for elementary and secondary education.
- o. Private recreational and park uses, country clubs, recreational facilities, including but not limited to ~~tennis~~ tennis courts, pickle ball courts, swimming pools and jogging, riding, hiking and biking trails.
- p. Public parks, playgrounds and other recreational areas.
- q. Places of religious assembly, religious schools.
- r. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as permitted by Section 13.04.220 of the Parker Municipal Code.

3. Uses Permitted by Special Review

- a. Common recreation vehicle storage area.
- b. Buildings, garages and utility stations related to emergency services, such as ambulance, fire, police and rescue.
- c. Neighborhood public service, health and education facilities, such as community centers, libraries and museums.
- d. Child Care Centers.

4. **Accessory uses and building - Refer to Town of Parker Land Use Ordinance 13.04.170**
Shall also include utility facilities and well sites.

5. **Development Standards**

- a. **Average Density.** The Average Density shall be up to ten (10) Dwelling Units per acre for each THd Planning Area. These average densities are set forth on the PD Development Plan and reflect the number of units over the entire acreage for the Planning Area. Densities within portions of the Planning Area will vary depending on product type.
- b. **Maximum Number of Dwelling Units.** The maximum number of Dwelling Units permitted within each THd residential Planning Area shall not exceed 120% of the units shown on the PD Development Plan for each individual Planning Area.
- c. **Building Setback:** The minimum Building Setbacks in THd residential Planning Areas will vary depending upon the product type in any given portion of the Planning Areas. The following setbacks will be associated with the different product types defined as a Use Permitted by Right.

Single Family Detached Unit

Building Front	10 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Zero Lot Line Dwelling Unit

Building Front	10 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Duplex Dwelling Unit

Building Front	10 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Townhome Dwelling Unit (Including Live/Work Townhomes)

Building Front	4 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	4 feet from corner street

Building Sides	0 feet from other property lines & lots with common walls
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Patio Dwelling Unit

Building Front	8 feet (Principal Building) 10 feet (Garage perpendicular) 6 feet (Garage parallel)
Building Sides	8 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley

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- d. **Building Separation.** The minimum building separation shall be the greater of:
 - i) Seven and ½ (7.5) feet for Single Family Detached Residential Buildings, ten (10) feet for Buildings containing **Duplex Units**, Single Family Attached Dwelling Units, and twenty (20) feet for other Principal Buildings located within each THd Planning Area, or
 - ii) shall be governed by the applicable building code.
- e. **Building Height.** No residential Buildings within THd Planning Areas shall exceed forty (40) feet in height except by special review.
- f. **Minimum Lot Sizes.** The minimum lot sizes In THd residential Planning Areas shall be one thousand two hundred fifty (1250) ~~square~~ **square** feet with a width not less than twenty (20) feet.

G. Residential (THd)

1. Intent

Provide for residential Development allowing for a variety of Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units, Single Family Attached, Semi-detached, Clustered ~~Single-Family~~ **Single-Family** Dwelling Units, Duplex Dwelling Units, Townhome Dwelling Units and Accessory Uses.

2. Uses Permitted by Right

- a. All uses permitted by right within Residential (THd) Land Use Category. standards contained within the Residential (THd) Land Use Section shall apply, as required.
- b. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Director.

3. Uses Permitted by Special Review

All Uses permitted by Special Review within the Residential (THd) Land Use Category.

4. Accessory uses and building - Refer to Town of Parker Land Use Ordinance 13.04.170

Shall also include utility facilities and well sites.

5. Development Standards

- a. **Average Density.** The Average Density shall be up to fourteen (14) Dwelling Units per acre for each The Planning Area. These average densities are set forth on the PD Master Plan and reflect the number of units over the entire acreage

for the parcel. Densities within portions of the parcel will vary depending on product type.

- b. **Maximum Number of Dwelling Units.** The maximum number of Dwelling Units permitted within each The residential Planning Area shall not exceed the 1.2 times the maximum number set forth on the PD Master Plan for each individual Planning Area.
- c. **Building Setback.** The minimum Building Setbacks in The residential Planning Areas will vary depending upon the product type in any given portion of the Planning Area. The following setbacks will be associated with the different product types defined as a Use Permitted by Right.

Single Family Detached Unit

Building Front	10 feet (Principal Building) 12 feet (Garage perpendicular) 8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Zero Lot Line Dwelling Unit

Building Front	10 feet (Principal Building) 12 feet (Garage perpendicular) 8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Duplex Dwelling Unit

Building Front	10 feet (Principal Building) 12 feet (Garage perpendicular) 8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Townhome Dwelling Unit (Including Live/Work Townhomes)

Building Front	4 feet (Principal Building) 12 feet (Garage perpendicular) 8 feet (Garage parallel)
Building Sides	4 feet from corner street
Building Sides	0 feet from other property lines & lots with common walls
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Patio Dwelling Unit

Building Front	8 feet (Principal Building) 10 feet (Garage perpendicular)
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6 feet (Garage parallel)
 Building Sides 8 feet from corner street
 Building Sides 0 feet from other property lines
 Building Rear 4 feet from alley

- d. **Building Separation.** The minimum building separation shall be the greater of:
- i) Seven and ½ (7.5) feet for Single Family Detached Residential Buildings, ten (10) feet for Buildings containing Duplex Units, Single Family Attached Dwelling Units, and twenty (20) feet for other Principal Buildings located within each THd Planning Area, or
 - ii) shall be governed by the applicable building code.
- e. **Building Height.** No residential Buildings within THd Planning Areas shall exceed forty (40) feet in height except by special review.
- f. **Minimum Lot Sizes.** The minimum lot sizes in THd residential Planning Areas shall be one thousand two hundred fifty (1250) feet with a width not less than twenty (20) feet.

H. Mixed Use (MU)

1. Intent

To provide for the integration, horizontally and vertically, of a broad range of retail goods and services, business and professional services with Duplex, Triplex, Fourplex, Townhome, Condominiums and/or Multi-family residential development.

There are ~~two~~ six areas of the PD Plan that are designated as MU are located at the ; ~~one at the~~ intersection of Chambers Road and Stroh Road and ~~one at the~~ intersection of Bayou Gulch Road and North Pinery Parkway. These MU Planning areas are anticipated to develop as commercial/retail centers with commercial and residential uses. Some of these commercial/retail centers will have a live work residential component built within these areas.

Should market conditions change, the developer may desire to build a residential project in lieu of these commercial/retail areas. By allowing both commercial and residential uses in the MU Planning areas, this affords the Property Owner the opportunity to build what is appropriate for these areas based on market demand.

2. Specific Requirements for MU Mixed-Use Planning Areas 35, 36, 43 and 44.

The 28 residential units contained within Planning Area 43 and ~~4~~ residential units within Planning Area 35 are hereby transferred as follows:

Planning Area	Additional Residential Units	Total Residential Units Allowed
34	1	199
36	8	44
39	5	189
41	12	31
44	6	44

3. Specific Requirements for MU Mixed-Use Planning Areas 3, 4, 12 and 14

A. Market conditions may not immediately warrant the development of commercial/ retail centers, so in order to assure that a portion of the MU Mixed- Use Planning Areas is ultimately developed pursuant to the zoning set forth in this Development Guide, Sections III(H)4.a., Retail and/ or III(H)4.b., Commercial Convenience Grocery (collectively, the Commercial Zoning"), a minimum of one third (1/3) of the developable land area included in the MU Mixed- Use Planning Areas 3, 4, 12 and 14 shall be developed exclusively for commercial uses pursuant to the Commercial Zoning (the " Commercial Area"). The required Commercial Area must be located in at least two (2) of the MU Mixed- Use Planning Areas. Notwithstanding the requirement of the Commercial Area, the total number of residential units for the MU Mixed- Use Planning Areas as described in the Hess Ranch Development Chart contained in the Development Plan shall be preserved, and Property Owner shall have the option to transfer unused residential yield, if any, from the Commercial Area to other MU Mixed- Use Planning Areas. After any such transfer, if any residential yield remains, the Property Owner shall have the option to transfer the remaining unused residential yield to residential Planning Areas (not to include Planning Areas 6, 7, 8, 9, 21 or 25) but no such transfer may increase the residential yield in any such residential Planning Area by more than 20% as provided in Section 1, Part C of the Development Guide. A note will be added to the Development Plan to describe the commitment to provide the Commercial Area, which shall state as follows:

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"The future development of Planning Areas 3, 4, 12 and 14 shall incorporate commercial use and development as enumerated by the Hess Ranch Development Guide on a minimum of one- third (1/3) of the developable area within these Planning Areas as provided by Town of Parker Resolution No. 19-028, Series of 2019."

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B. The Commercial Area shall be determined in conjunction with the application for and approval of the Segment 2, as described in Town of Parker Resolution No. 19- 028, Series of 2019 (the "Resolution") (or Segment 2A as described in the Resolution, as applicable) Development Sketch and Preliminary Plan, which Development Sketch and Preliminary Plan shall include the MU Mixed Use Planning Areas. The determination to transfer residential yield shall be made concurrently with the approval of said Development Sketch and Preliminary Plan for Segment 2 (or Segment 2A, as applicable).

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C. The requirement to provide a Commercial Area shall be deemed to have been satisfied upon Town Council approval of the application for the Segment 2 (or Segment 2A, as applicable) Development Sketch and Preliminary Plan which designates the Commercial Area within the MU Mixed Use Planning Areas. The Property Owner shall have no obligation to agree to a Commercial Area any greater area than one- third (1/ 3) of the developable area, and the Town shall have no right to require that greater than one-third (1/3) of the developable area be Commercial Area.

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D. Mixed- Use Development: The Parker 2035 Master Plan recommends mixed- use development within Planning Areas 3, 4, 12 and 14 and vertical mixed- use development is encouraged within the area to be reserved, zoned and used for

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future commercial development. A density bonus of ten percent (10%), not to exceed a total of 36 dwelling units, shall be available to support vertical mixed-use development(s) consisting of ground floor commercial use with multifamily residential use on the upper floors within Planning Areas 3, 4, 12 and 14, subject to the approval of the Planning Director.

- E. Segment 2 (or Segment 2A, as applicable) Development Sketch and Preliminary Plan Scope of Work for the Commercial Area shall be prepared and completed as follows:

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- F. The purpose of this section is to provide the methodology for evaluating and determining the required Commercial Area constituting a minimum one- third (1/3) of the developable land within the MU Mixed- Use Planning Areas 3, 4, 12 and 14. The Commercial Area shall be determined in conjunction with the application for and approval of the Segment 2 (or Segment 2A, as applicable) Development Sketch and Preliminary Plan, which Development Sketch and Preliminary Plan shall include the MU Mixed- Use Planning Areas. This shall be achieved by the Property Owner's preparation of a concept plan in consultation with the Town illustrating the location and extent of the required Commercial Area for MU Mixed-Use Planning Areas 3, 4, 12 and 14 (the "Concept Plan"). The Concept Plan shall identify the required Commercial Area and provide an evaluation of the development envelope, roadway access, limits of environmentally sensitive areas, drainage/stormwater, and grading. It shall form the basis of the required Segment 2 (or Segment 2A, as applicable) Development Sketch and Preliminary Plan with respect to the MU Mixed- Use Planning Areas 3, 4, 12 and 14 and shall address the following tasks:

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- a. Task 1: Prepare and submit a base map consistent with Section 13.07.060(g)(9) of the Code. The map shall be at a scale of 1" = 100' illustrating the planning area limits for Planning Areas 3, 4, 12 and 14, existing topography, existing utility easements, natural features including steep slopes and 100- year floodplain, as well as adjacent planning areas.

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- b. Task 2: Prepare and submit a development envelope map consistent with Section 13.07.060(f)(10) of the Code illustrating the future upland developable area(s) for Planning Areas 3, 4, 12 and 14 located outside of areas unsuitable for development, such as 100- year floodplain, steep slopes and utility corridors/ easements.

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- c. Task 3: Prepare and submit an access map addressing the Town's Roadway Design and Construction Criteria Manual for Planning Areas 3, 4, 12 and 14 showing limits of access upon all roadway frontages and feasible public access points for the MU Mixed-Use Planning Areas.

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- d. Task 4: Prepare and submit a conceptual drainage/stormwater map consistent with Town' s Storm Drainage and Environmental Criteria Manual that illustrates the location and limits of future regional drainage facilities traversing and adjacent to Planning Areas 3, 4, 12 and 14. Identify the projected location and extent of future site-generated

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drainage necessary to accommodate future development based upon known site characteristics, such as grading, topography and soil conditions for the MU Mixed- Use Planning Areas.

e. Task 5: Prepare and submit a conceptual overlot grading map consistent with Town' s Storm Drainage and Environmental Criteria Manual and Section 13.07.060(g)(11) of the Code that illustrates the future grading of Planning Areas 3, 4, 12 and 14 necessary to support development, including contours, slopes and direction of stormwater flow.

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f. Task 6: The Concept Plan will incorporate the results of Tasks 1 through 5 illustrating the existing conditions affecting future development, projected development envelope, roadway access points, drainage/ stormwater limits and overlot grading for Planning Areas 3, 4, 12 and 14. The Concept Plan shall serve as the basis for evaluation of the appropriate location and extent of the required Commercial Area upon a minimum one- third (1/3) of the developable land within the MU Mixed-Use Planning Areas.

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g. Task 7: Divide Planning Areas 3, 4, 12 and 14 into two subareas each: one for the required commercial use upon a minimum one- third (1/ 3) of the developable land and the other for the remainder which shall retain the existing mixed- use zone designation. In the alternative, the applicant may elect to satisfy the requirement to zone a minimum of one-third (1/3) of total developable land of Planning Areas 3, 4, 12 and 14 by allocating the commercial zoning across no less than two (2) MU Mixed-Use Planning Areas; each of which shall be divided as described herein.

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h. Task 8: Prepare and submit a table of permitted commercial uses consistent with the existing MU Mixed-Use Planning Areas contained in this Development Plan and Guide and identify any requested revisions by addition, deletion, or modification for Town approval.

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i. Task 9: Upon review and direction by Town staff, utilize the Concept Plan to prepare and submit a complete application for the Segment 2 (or Segment 2A, as applicable) Sketch and Preliminary Plan that addresses the required Commercial Area, as described herein.

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G. Compliance with the Requirement: The requirement to provide for future commercial use upon a minimum of one- third (1/ 3) of the developable area of the MU Mixed Use Planning Areas 3, 4, 12 and 14 shall be deemed to have been satisfied upon successful completion of the Concept Plan Scope of Work described herein and Town Council approval of the Segment 2 (or Segment 2A, as applicable) Development Sketch and Preliminary Plan consistent with the Tasks described above; provided, however, that Property Owner may, at its option, provide the Concept Plan consistent with Task 6 above with the submittal of the Development Sketch and Preliminary Plan for the MU Mixed- Use Planning Areas 3, 4, 12 and 14.

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4. **Uses Permitted by Right – Mixed Use Planning Areas 12, 14, 35, 36, 43 and 44**

- a. Retail
 - (1) Grocery store
 - (2) Convenience retail shopping facilities, including but not limited to:
 - a. drug stores
 - b. liquor stores
 - c. convenience grocery
 - (3) Specialty retail including but not limited to:
 - a. art gallery
 - b. antiques
 - c. artisan shops
 - d. gift shop
 - e. pet shops
 - f. florists
 - g. bookstore
 - h. stationery stores
 - i. retail food specialty shops which sell food products not intended to be consumed on the premises
 - j. butcher shops
 - k. candy stores
 - l. bakeries
 - m. doughnut shops
 - n. dairy product shops
 - o. toy and game stores
 - p. battery and accessory stores
 - q. bicycle stores
 - r. music stores
 - s. sporting goods store
 - (4) Hardware and building material stores
 - (5) General retail merchandise and apparel shops, including but not limited to:
 - a. junior department stores
 - b. craft and hobby stores
 - c. discount department stores
 - d. clothing stores
 - e. shoe stores
 - f. furniture stores
 - g. household appliance stores
 - h. floor covering, drapery and upholstery stores
 - l. electronics stores
 - j. cosmetic store

b. ~~(6)~~ Development Sales and Marketing Center

c. ~~a.~~ Eating and Drinking Establishments

- (1) restaurants
- (2) fast food, drive-through or carryout restaurants
- (3) ice cream parlors
- (4) coffee shops
- (5) delicatessens
- (6) lounge, bar or microbrewery

~~d~~ ~~b~~. Personal Services

- (1) Convenience service establishments, including but not limited to:
 - a. barber shops and beauty salons
 - b. dry cleaners and laundries
 - c. photo studio
 - d. shoe repair shops
 - e. watch or jewelry repair
 - f. travel agency
- (2) day care centers
- (3) health clubs

~~ee~~. Entertainment-Indoors

- (1) indoor movie theaters
- (2) performance arts
- (3) bowling alleys
- (4) skating rinks (both ice and roller)
- (5) pool halls
- (6) arcade amusement centers

~~df~~. General Office and Professional Services

- (1) business and professional offices
- (2) medical and dental offices and clinics
- (3) banks and other financial service establishments, with or without drive-through facilities

~~e~~ ~~gb~~. Commercial Convenience Grocery

- (1) Convenience retail shopping facilities, including but not limited to: drug stores, liquor stores, florists, book and stationery stores, hardware stores, auto supply stores, record and tape stores, and retail food specialty shops which sell food products not intended to be consumed on the premises, such as (but not limited to) butcher shops, candy stores, bakeries, doughnut shops, dairy product shops, ice cream parlors, coffee shops and delicatessens.
- (2) Convenience service establishments, including but not limited to: barber and beauty shops, cleaners, shoe repair shops, laundries, watch or jewelry repair, and travel service.
- (3) Low intensity specialty goods and service establishments, including but not limited to: art gallery, antiques, artisan shops, photo studio, gift shop, plant store or nursery, pet shops,

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- furniture store, home furnishings, newspaper office, apparel, and appliances.
- (4) Conventional restaurants.
 - (5) Fast food, drive-in or carryout restaurants.
 - (6) Electronic funds transfer facilities.
 - (7) Photo service facilities.
 - (8) Medical and dental offices and clinics.
 - (9) Business and professional offices.
 - (10) Private recreational and park uses, country clubs, recreational facilities, including but not limited to open space, tennis courts, swimming pools and jogging, riding, hiking and biking trails.
 - (11) Neighborhood public service, health and education facilities, such as community centers, libraries and museums, except for PA-3, 4, 12, 14, 35, 36, 43 and 44 which are retail uses only.
 - (12) Nursery schools and day/childcare centers.
 - (13) Retail food and food service establishments, including but not limited to groceries and supermarkets, and cafeterias.
 - (14) General retail merchandise and apparel shops, including but not limited to: junior department stores; variety stores; discount department stores; clothing stores; accessory and specialty stores; shoe stores; furriers and fur stores; furniture stores; home furnishing stores; household appliance stores; floor covering, drapery and upholstery stores; and radio, television, stereo and video stores.
 - (15) Personal service establishments.
 - (16) General retail business establishments, including but not limited to card and gift stores; tobacco shops; cosmetic store; toy and game stores; automotive tire, battery and accessory stores, garden, plant, and floral shops; and bicycle stores.
 - (17) Car care centers, gasoline service/stations, tire sales and service, car wash.
 - (18) Commercial entertainment businesses, including but not limited to indoor movie theaters, performance arts, bowling alleys, skating rinks (both ice and roller), pool halls, and arcade amusement centers.
 - (19) Banks, savings and loan and other financial service establishments.
 - (20) Public utility administrative and business offices.
 - (21) Buildings, garages and utility stations related to emergency services, such as ambulance, fire, police and rescue.
 - (22) Motels, Hotels, including detached guest units, restaurants, gift shops and other incidental accessory uses located within the principal building.
 - (23) Transit facilities.
 - (24) Universities, Colleges, or higher educational type uses.

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- (25) Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Director.
- (26) Sales Center - conversion to a recreation facility adjacent to open space.

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Agricultural. Until such time that PA 44 develops commercially, or until such time that Planning Areas 3,4,12 and 14 develop, permitted uses include:

- (1) Farming, including plowing, tillage, cropping, seeding, ~~cultivating~~cultivating, or harvesting for the production of food and fiber products (except commercial logging and timber operations) produced on the premises.
- (2) Ranching, including grazing of livestock (except commercial feed yards, poultry, pig farms, fur farms or kennels).
- (3) Open space.
- (4) Selling agricultural products not requiring a state tax license.

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Residential

- (1) Duplex, Triplex, and Fourplex Dwelling Units.
- (2) Townhome Dwelling Units including Single Family Attached, Semi-detached Dwelling Units and Live/Work Dwelling Units.
- (3) Condominiums
- (4) Independent and/or Assisted Living.
- (5) Group Homes
- (6) Clustered ~~Single-Family~~Single-Family Dwelling Units, including

but not limited
Units, Two,
Atrium Dwelling

to Zero Lot Line Dwelling Units, Patio Dwelling
Three, and Four Family Dwelling Units and
Units.

- (7) A temporary sales and marketing center function developed to showcase a variety of builders and housing types within a limited area.
- (8) Attached or detached private garages (3 cars maximum).
- (9) Commonly associated Accessory Uses, incidental to the Principal Use or Building, including but not limited to: carriage house units not for sale, storage sheds, private greenhouses, home occupations, radio or TV antennas, TV satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of common household pets according to the regulations and standards contained within the Parker Municipal Code.
- (10) Public Open Space.
- (11) Public and private schools and related administrative facilities for elementary and secondary education.
- (12) Private recreational and park uses, country clubs, recreational facilities, including but not limited to: ~~to~~to tennis courts, swimming pools and jogging, riding, hiking and biking trails.
- (13) Public parks, ~~playgrounds~~playgrounds, and other recreational

areas.

- (14) Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as permitted by Section 13.04.220 of the Parker Municipal Code.
- (15) All those uses permitted within the Parks, Open Space Land Use categories.

5. **Uses Permitted by Special Review (except Uses by Special Review shall be prohibited in PA-44)**
- a. Common recreation vehicle storage area.
 - b. Buildings, ~~garages~~~~garages~~, and utility stations related to emergency services, such as ambulance, fire, ~~police~~~~police~~, and rescue.
 - c. Neighborhood public service, ~~health~~~~health~~, and education facilities, such as community centers, ~~libraries~~~~libraries~~, and museums.
 - d. Child Care Centers.
 - e. Small animal veterinary clinics with no outside facilities.

6. **Accessory uses and building - Refer to Town of Parker Land Use Ordinance 13.04.170**
Shall also include utility facilities and well sites.

7. **Development Standards**

- a. ~~Floor/Area Ratio. The maximum floor-area ratio for each development tract within the Mixed-Use Planning Area shall be six tenths (.60) to one (1).~~
Floor/Area Ratio.
The maximum floor-area ratio for each development tract: Within the Mixed-Use Planning Areas shall be six tenths (.60) to one (1).
- b. **Maximum Number of Dwelling Units.** The maximum density allowed for all Planning Areas designated as Mixed Use is 22 dwelling units per acre. Density adjustments and variations as described in Section I, Part C. cannot be used to increase the maximum allowed density within a ~~Mixed-Use~~Mixed-Use District, unless the request is processed as a Major Amendment to the Development Plan and Guide.
- c. **Building Setback: Non-Residential.** The minimum building setback from any public street right-of-way shall be:
 - Building front 0 feet
 - Building side 0 feet
 - Building rear 0 feet
- d. **Building Setback: Residential.** For residential components within Mixed Use (MU) zoning, the building setback standards outlined in the Townhome/Patio Home (THE) Land Use Category shall apply. For Multi-family Dwelling Units, the setbacks shall be:
 - Building front 0 feet
 - Building side 0 feet
 - Building rear 4 feet from alley
 - Building rear 0 feet
- e. **Building Separation.** The minimum building or structure separation shall be the greater of:
 - i) ten (10) feet or

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- ii) shall be governed by the applicable building code.
- f. **Building Height.** ~~Buildings or structures in Mixed Use Planning Areas are permitted up to 45' in height without special review and up to 50' in height with Special Review. However, in Planning Areas 3, 4, 9, 12, 14, 35, 36, 43 and 44, buildings or structures are permitted up to 50' in height without Special Review and up to 60' in height with Special Review.~~

- i) ~~Buildings or structures in Mixed Use Planning Areas are permitted up to 45 feet in height without special review and up to 50 feet in height with Special Review.~~
- ii) ~~However, in Planning Areas 9, 12, 14, 35, 36, 43, and 44, buildings or structures are permitted up to 50 feet in height without Special Review and up to 60 feet in height with Special Review.~~

- g. **Minimum Lot Size:** The minimum lot size for Townhome Dwelling Units in the MU Mixed Use Planning Areas shall be one-thousand two hundred fifty (1,250) ~~square~~ square feet with a width not less than twenty (20) feet.

I. Commercial Use Areas

1. Intent

To provide for a broad range of retail goods and services, business and professional services

There are two areas of the PD Plan that are designated as Commercial. One is located at the southeast corner of Chambers Road and Stroh Road and one is located at the southwest corner of Chambers Road and Stroh Road. These Commercial Planning areas are anticipated to develop as commercial, retail, offices, and service uses.

2. Uses Permitted by Right in the Commercial Planning Areas 3 and 4

Planning Director Determination for and Unlisted Use: If an unlisted use is proposed, the Planning Director shall determine the appropriate designation of a specific use type by considering potential impacts of the use including the nature and compatibility of the use and whether it includes dwellings, sales, processing, or storage and typical operations, employment characteristics, nuisances, and requirements for public services and utilities.

a. Public, Institutional, and Civic Uses

- (1) Community and Cultural
- i. Community Facilities including Outdoor Recreational Facilities
- ii. Commercial Day Care Facility
- iii. Public Safety Facility
- iv. Parks and Open Space
- (2) Educational Facilities
- (3) Healthcare Facilities
- Medical and Dental Clinics

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b. Commercial Uses

- (1) Veterinary Clinic and Hospital
- (2) Retail and Service Commercial

c. Recreation and Entertainment

- (1) Indoor and Outdoor Recreational Facilities
- (2) Indoor and Outdoor Entertainment Facilities

d. Food and Beverage Services

- (1) Bar and Lounge
- (2) Microbrewery, Cidery, Distillery or Winery
- (3) Restaurant with or without:
 - i. Drive through facilities
 - ii. Liquor Sales
 - iii. Indoor and Outdoor Seating

e. Office, Business and Professional Services

- (1) Administrative, Professional and Government Offices
- (2) Automated Teller Machines (Stand Alone or associated with a Financial Institution)
- (3) Financial Institution with or without Drive through Facilities
- (4) Research and Development
- (5) Development Sales and Marketing Center

f. Personal Services

- (1) Self Service Laundry
- (2) Personal Instruction or Studio
- (3) Person Service, General
- (4) Health Clubs

g. Retail Sales

- (1) Building Materials and Supplies including outdoor greenhouse sales (Outdoor display is limited to 25% of the gross floor area of the principal building)
- (2) General Retail (any size and product)
- (3) Outdoor Sales and display as an accessory use
- (4) Convenience Retail Shopping Facility
- (5) Temporary/Seasonal Outdoor Markets

h. Lodging Facilities

- (1) Bed and Breakfast
- (2) Hotel/Motel

i. Transportation, Vehicles and Equipment

- (1) Automotive Fuel Service and Sales with or without:
 - i. Car wash
 - ii. Convenience Retail
 - iii. Parts and tire sales
- (2) Automotive repair (minor)
- (3) Car wash

2. Uses Permitted by Special Review

- (1) Outdoor Recreational Facilities
- (2) Outdoor Entertainment Facilities

3. Accessory uses and building - Refer to Town of Parker Land Use Ordinance 13.04.170
Shall also include utility facilities and well sites.

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4. Development Standards

- a. **Floor/Area Ratio.** The maximum floor-area ratio for each development tract within the Commercial: None
- b. **Building Setback: Non-Residential.** The minimum building setback from any public street right-of-way shall be:
 - Building front 10 feet
 - Building side 0 feet
 - Building rear 10 feet
- c. **Building Separation.** The minimum building or structure separation shall be the greater of:
 - i) ten (10) feet or
 - ii) shall be governed by the applicable building code.
- d. **Building Height:** Buildings or structures in the Commercial Planning Areas 3 and 4 are permitted up to 60 feet in height.
- e. **Minimum Lot Size:** None.

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I. Fire Station

Intent

PA-45 is intended to be a future Fire Station location. If this site is not selected/constructed as a Fire Station, this Planning Area (PA-45) can only be used for the commercial uses allowed within the Mixed Use (MU) designation, excluding residential uses, and excluding uses allowed by special review. The Mixed Use (MU) Development Standards shall apply if not developed as a Fire Station, as provided herein.

J. Parks

1. Intent

To provide for park uses which compliment residential neighborhoods. Parks to include pocket parks, neighborhood parks and regional parks.

2. Park Designations

- a. Pocket
- b. Neighborhood
- c. Community
- d. Regional

3. Development Criteria for parks

- a. Pocket Park
 - (1) Refer to the Town of Parker Land Development Ordinance, Section 13.07.140 Dedication for parks, trails, open space and schools, specifically Section 13.07.140(c)(9) Design criteria for parks, trails and open space.
 - (2) Size: ¼ to ½ acre
 - (3) Location/Orientation: Centrally located within the residential development and/or easily accessible by residents without the use of vehicles. A ~~5-10 minute~~ 5-10-minute walking distance
 - (4) Frontage: Required on one, preferred two or more local streets.

- (5) Minimum development features and/or amenities: Turf and landscape plantings to provide shade over at least 15% of the area, benches in shade and sun, bike racks and trash receptacles. Optional features: a small shade structure, small playground and/or ~~small-scale~~small-scale tot-lot, picnic tables, minimal signage, security lighting.
- b. Neighborhood Park
- (1) Refer to Town of Parker Land Development Ordinance, Section 13.07.140 Dedication for parks, trails, open space and schools
 - (2) Size: Determined by Town Council, refer to the Town of Parker Land Development Ordinance, Section 13.07.140 Dedication for parks, trails, open space and schools, specifically Section 13.07.140(c)(2)(c). A minimum of 3 acres in size.
 - (3) Location/Orientation: Within an immediate neighborhood with a ¼ to ½ mile service radius. Neighborhood parks shall serve as an extension of the neighborhood around them. They shall be a social and recreation focal point. Interconnected to trails/sidewalks low-volume streets within walking/biking distance of most users.
 - (4) Frontage: High visibility to surrounding local streets. On street parking
 - (5) Minimum development features and/or amenities: 50%/50% split between active and passive recreational uses. Active recreational features may include: a children's playground, unobstructed open play areas for practice or pick-up games and low impact recreation options such as bocce ball and/or horseshoes. Other amenities should include picnic shelters, internal trails, benches, trash receptacles, bike racks, public art, signage and security lighting.
- c. Community Park
- (1) Refer to Town of Parker Land Development Ordinance, Section 13.07.140 Dedication for parks, trails, open space and schools
 - (2) Size: Determined by Town Council, refer the Town of Parker Development Ordinance, Section 13.07.140 Dedication for parks, trails, open space and schools, specifically Section 13.07.140 (c)(2)(c). A minimum of 10 acres in size.
 - (3) Location/Orientation: Within an immediate neighborhood with a 2.5 - mile service area. Located adjacent to open space, a community facility such as an activity center or a middle or elementary school to maximize resources and to benefit from joint use of such facilities as fields, multi-use courts or skate parks.
 - (4) Frontage: Located on arterial or collector streets and accessible by public transportation, personal vehicle, walking or by bicycle. Geographically centered within the overall development.
 - (5) Development features and/or amenities: Lighted sports fields, drinking fountains, public art, benches with shade, picnic tables with shade, trash receptacles, permanent rest room facility, security lighting, signage, large play structures, game courts, disc golf, climbing wall, skate park and/or other similar popular activities, jogging trails, informal ball fields for youth play, low impact recreation options such as bocce ball and/or horseshoes, parking lots, an area for outdoor farmer's markets and/or outdoor concerts.
- d. Regional Park
- (1) Size: A minimum of 100 acres in size.

- (2) Location/Orientation: Located to service the community within a distance of a 6 mile radius, adjacent to open space, a community facility such as an activity center or a middle or elementary school to maximize resources and to benefit from joint use of such facilities as fields, multi-use courts or skate parks.
- (3) Frontage: Located on arterial or collector streets and accessible by public transportation, personal vehicle, walking or by bicycle. Geographically centered within the overall development.
- (4) Development features and/or amenities: A community activity center that includes sports fields and courts, multiuse fields that are both lighted and unlighted, tennis courts, basketball court, rest room building, concession building, play structures for the 2-5 yrs. of age and separate play structures for 5-12 yrs. of age, walkways and trails, parking lots, drinking fountains, public art, benches with shade, picnic tables with shade, trash receptacles, security lighting, signage, jogging trails, low impact recreation options such as bocce ball and/or horseshoes.

4. Uses Permitted by right

- a. Passive recreation uses and open space.
- b. Active recreation uses, including but not limited to the following facilities: baseball diamonds, softball diamonds, soccer fields, tennis courts, volleyball courts, basketball courts, swimming pools, play apparatus, picnic areas, recreation center, and jogging, hiking and/or bicycling trails.
- c. Free standing light fixtures 14' and under.

5. Accessory uses and building - Refer to Town of Parker Land Use Ordinance 13.04.170
Shall also include utility facilities and well sites.

6. Development Standards

- a. **Building Setback- Street.** The minimum building setback from any public street right-of-way line shall be:
Building front 25 feet
Building side 20 feet
Building rear 25 feet
- b. **Building Separation.** The minimum building or structure separation shall be the greater of:
i) twenty (20) feet, or
ii) shall be governed by the applicable building code.
- c. **Building Height.** No buildings or structures shall exceed thirty-five (35) feet in height, except by Special Review, in which case no Buildings or Structures shall exceed forty-five (45) feet

K. Open Space (OS)

1. Intent

To provide passive open space uses which will separate, define and protect the development planning areas contained within this Planned Development. Open Space does not include golf courses.

2. Uses Permitted by Right

- a. Passive recreation uses and open space.
- b. Jogging, hiking and/or bicycle trails.
- c. Dog Parks

- d. Community Gardens
- e. Drainage Facilities
- f. Picnic shelters.
- g. Frisbee golf
- h. Recreation Center with associated parking and outdoor recreational amenities
- i. Observation platforms/overlook
- k. Interpretive Signage or elements
- l. Fitness incline/challenge steps
- m. Nature play features
- n. Dog waste station
- o. Trash receptacles
- p. Outdoor nature classroom
- q. Programmable indoor or outdoor space

3. Development Standards

- a. **Building Setback-Street.** The minimum building setback from any public street right-of-way line shall be:
 Building front 25 feet
 Building side 15 feet
 Building rear 25 feet
- b. **Building Separation.** The minimum building or structure separation shall be the greater of:
 i) twenty (20) feet or
 ii) shall be governed by the applicable building code.
- c. **Building Height.** No buildings or structures shall exceed thirty-five (35) feet in height, except by Special Review, in which case no Buildings or Structures shall exceed ~~forty five~~forty-five (45) feet.

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L. Trails

The Development Plan depicts trail connections through open spaces and buffer areas and makes connections to off-site trails.

Trail connections through development parcels are anticipated. These trail connections shall be made in subsequent phases of the Town of Parker's entitlement process.

The Development Plan indicates the number of trail connections, but the exact locations will be determined in latter phases of the entitlement process. These trail connections include:

- 1. ~~Three~~A trail connections along the southern edge of the property ~~Adjacent to~~ (PA 22, ~~23~~, 24, 25 and 33).
- 2. One trail connection along the west property line.
- 3. ~~A~~Two trail connections from the east-west drainage in the center of the site (~~Brandy Gulch~~) to the trail along Lemon Gulch and Oak Gulch~~through PA 29 and 31.~~
- 4. One trail connection from the Crowfoot Valley buffer to the MU Planning area through Planning Areas 37
- 5. Special Trail Requirements.
 - a. Future Builders of Planning Areas 22, 23, 24, 25 and 33 are advised that trail connection ~~between Planning Areas 23 and 24s through these planning areas~~ will be designed in conjunction with subdivision proposals upon these planning

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areas. ~~These~~This interconnections ~~is~~are intended to connect from ~~the Southern Regional~~The trail along the Hess Ranch southerly boundary, ~~internally through these filings,~~ ultimately to the regional trail in Brandy Gulch open-space corridor located north of Planning Areas ~~16, 17, 18, 19, 20, 21, and 32;~~ and the regional trail along Oak Gulch drainage east of. ~~These trail segments will be designed and constructed by the future builders for Planning Areas 1, 30 and 26. This 6, 17, 18, 19, 20 and 32 trail segment will be designed and constructed by the developer or future builders of the above stated Planning Areas and~~ and secured as part of Subdivision Improvement Agreement for residential filings upon these specified Planning Areas.

Similarly, the developer or future builders of Planning Areas ~~16, 17, 18, 19, 20 and 32~~7, 8, 9, 11, 12, and 13 ~~are~~are advised that each filing will be required to contribute a pro-rata share for the cost of constructing an internal trail within the open space corridor which abuts all these planning areas. This contribution will be determined at the time of Final Plat for each planning area and specified In the Subdivision Improvement Agreement for each planning area.

The Development Plan depicts trail connections through open spaces and buffer areas and makes connections to off-site trails.

Trail connections through development parcels are anticipated. These trail connections shall be made in subsequent phases of the Town of Parker's entitlement process.

The Development Plan indicates the number of trail connections, but the exact locations will be determined in latter phases of the entitlement process. These trail connections include:

1. A trail connection along the southern edge of the property adjant to (PA 22, 23, 24, 25 and 33).
2. One trail connection along the west property line.
3. Trail connections from the east-west drainage in the center of the site Brandy Gulch) to the trail along Lemon Gulch and Oak Gulch.
4. One trail connection from the Crowfoot Valley buffer to the MU Planning area through Planning Areas 37
5. Special Trail Requirements.
 - a. Future Builders of Planning Areas 22, 23, 24, 25 and 33 are advised that trail connections between Planning Areas 23 and 24 will be designed in conjunction with subdivision proposals upon these planning areas. This interconnection is intended to connect from the trail along the Hess Ranch southerly boundary, , ultimately to the regional trail Brandy Gulch located north of Planning Areas 18, 19, 20, 21, and 32; and the regional trail along the Oak Gulch drainage located east of Planning Areas 1, 30, and 26. This trail segment will be designed and constructed by the developer or future builders for the above designated Planning Areas and secured as part of Subdivision Improvement Agreement for residential filings upon these specified Planning Areas.

Similarly, the developer or future builders of Planning Areas 2, 7, 8, 9, 11, 12, and 13 are advised that each filing will be required to contribute a pro-rata share for the cost of constructing an internal trail within the open space corridor which abuts all these planning areas. This contribution will be determined at the time

of Final Plat for each planning area and specified In the Subdivision Improvement Agreement for each planning area.

IV. ADDITIONAL PLANNING AREA REQUIREMENTS

A. General

As stated in Section III, Land Use Regulations, the maximum number of dwelling units permitted within each residential planning area shall not exceed 120% of the units shown on the Development Plan for each individual Planning Area. However, regardless of the unit count in each Planning Area, in no case will the total unit count of Planning Areas collectively exceed 3,379 units.

B. Lone Tree Intergovernmental Agreement

At the time of the Town Council's approval of this Development Plan and Guide, Planning Areas designated as SFe, SFf and SFg were within an area that was regulated by an Intergovernmental Agreement (IGA) between the Town of Parker and the City of Lone Tree. The number of dwelling units prescribed by the IGA was limited to 100 units for these Planning Areas. On September 5, 2015 the IGA expired. The day after, September 6, 2015 the cumulative number of dwelling units allowed for Planning Areas 27, 28, 29, 30, 31, 32 and 33 were increased to a number greater than 100. This increase will not require a Major Amendment to the Development Plan and will be counted as part of the overall 3,379 dwelling units allowed by the Plan.

C. Douglas County Intergovernmental Agreement

1. In the southern part of Anthology, now "Hess Ranch", in an effort to preserve the rural roadside character of Crowfoot Valley Road, it will be necessary to maintain an average buffer area along Crowfoot Valley Road of 300', adjacent to Planning Areas 34 and 40, as represented on the Hess Ranch Development Plan. This buffer, whose intent is to screen and soften highly visible areas, should include enhanced landscape (greater density of planting as opposed to open space areas, palette of predominantly native plant materials), earth berming, and if necessary, open and transparent fencing, to visually minimize development Impact.
2. The rural character of Crowfoot Valley Road shall be reflected in the development of this corridor, including:
 - a. The average 300' buffer between the adjacent residential development and Crowfoot shall be respected and the landscape in this buffer shall consist of earth berming, open and transparent fencing with a palette of plant materials that enhances and augments the existing and native landscape, as described in section 2, above.
 - b. Minimize the negative visual impact of parking areas through orientation parallel to and away from Crowfoot Valley Road, landscape screening and/or berming, and the presence of landscaped islands and planting strips within parking lots themselves to reduce the perceived sizes of the parking lot.
 - c. Screening of dumpster and service areas throughout the ~~Mixed-Use~~Mixed-Use Center through landscape and/or architectural elements.
 - d. Architecture that is articulated or enhanced on those sides that face Crowfoot Valley Road.

D. Minimum Lot Size for Townhome Dwelling Units: The minimum lot size for Townhome Dwelling Units (TDUs) shall be 1,500 square feet with a width not less than 20-feet in all

Planning Areas where TDUs are a Use Permitted by Right except for Residential Planning Area 5 and MU Mixed Use Planning Areas ~~3,4~~, 12, 14, 35, 36, 43 and 44.

- E. **Minimum Lot Size for Duplex Dwelling Units:** The minimum lot size for Duplex Dwelling Units shall be 2,100 square feet with a width not less than 20-feet.

I. ENFORCEMENT AND ADMINISTRATION

A. Incorporation of Planned Development Master Plan

The plan of development for HESS Ranch Development, including the location and boundaries of Planning Areas, the circulation elements, and the densities established by the HESS RANCH DEVELOPMENT PLAN AND GUIDE together with everything shown thereon and all amendments thereto.

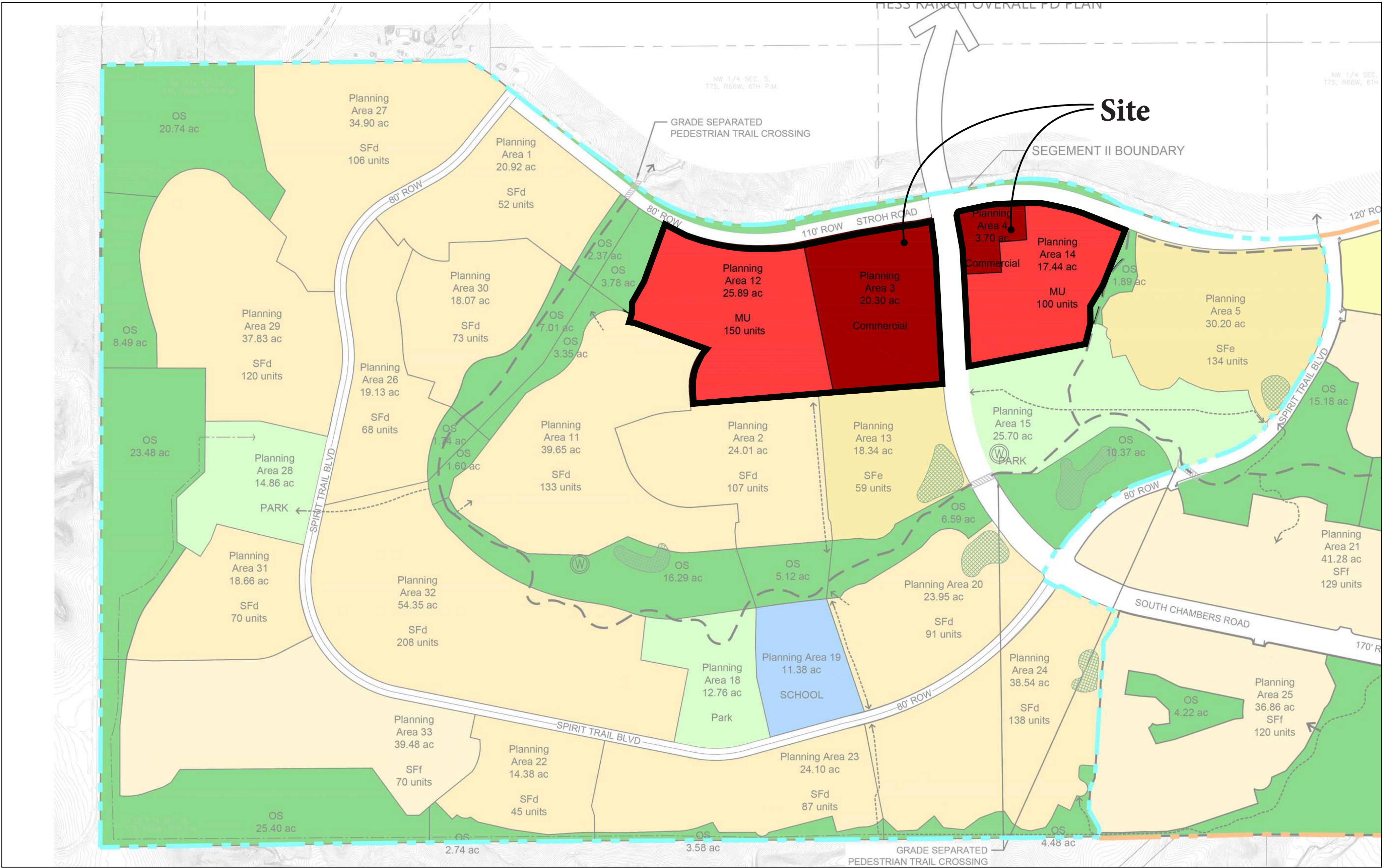
B. Effect of Recorded Plan

The approval by Ordinance of the HESS RANCH DEVELOPMENT PLAN AND GUIDE by the Town Council and the recording of such Development Plan and Guide with the Douglas County Clerk and Recorder shall be deemed to be rezoning to a PD-Planned Development District under Section 13.04.150 of the Parker Municipal Code for the real property described in the Development Plan.

HESS RANCH NORTH PARCEL

WAIVER RESOLUTION NO. 19-028 SERIES OF 2019

EXHIBIT 8



NOTES:
ALL FUTURE DEVELOPMENTS WILL
NEED TO MEET ALL TOWN
REQUIREMENTS, INCLUDING THE
TOWN'S DESIGN STANDARDS

SHEET INDEX:

SHEET 1	COVER SHEET
SHEET 2	TASK 1 MAP
SHEET 3	TASK 2 MAP
SHEET 4	TASK 3 MAP
SHEET 5	TASK 4 MAP
SHEET 6	TASK 5 MAP
SHEET 7	TASK 5 WALL PROFILES
SHEET 8	TASK 6 MAP
SHEET 9	TASK 7 MAP
SHEET 10	TASK 8 PERMITTED LAND USES

10/22/2020

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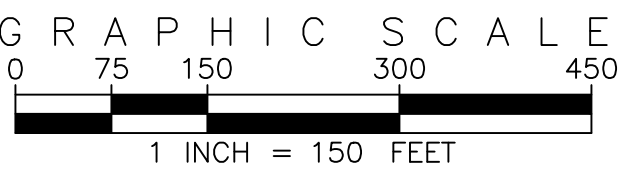
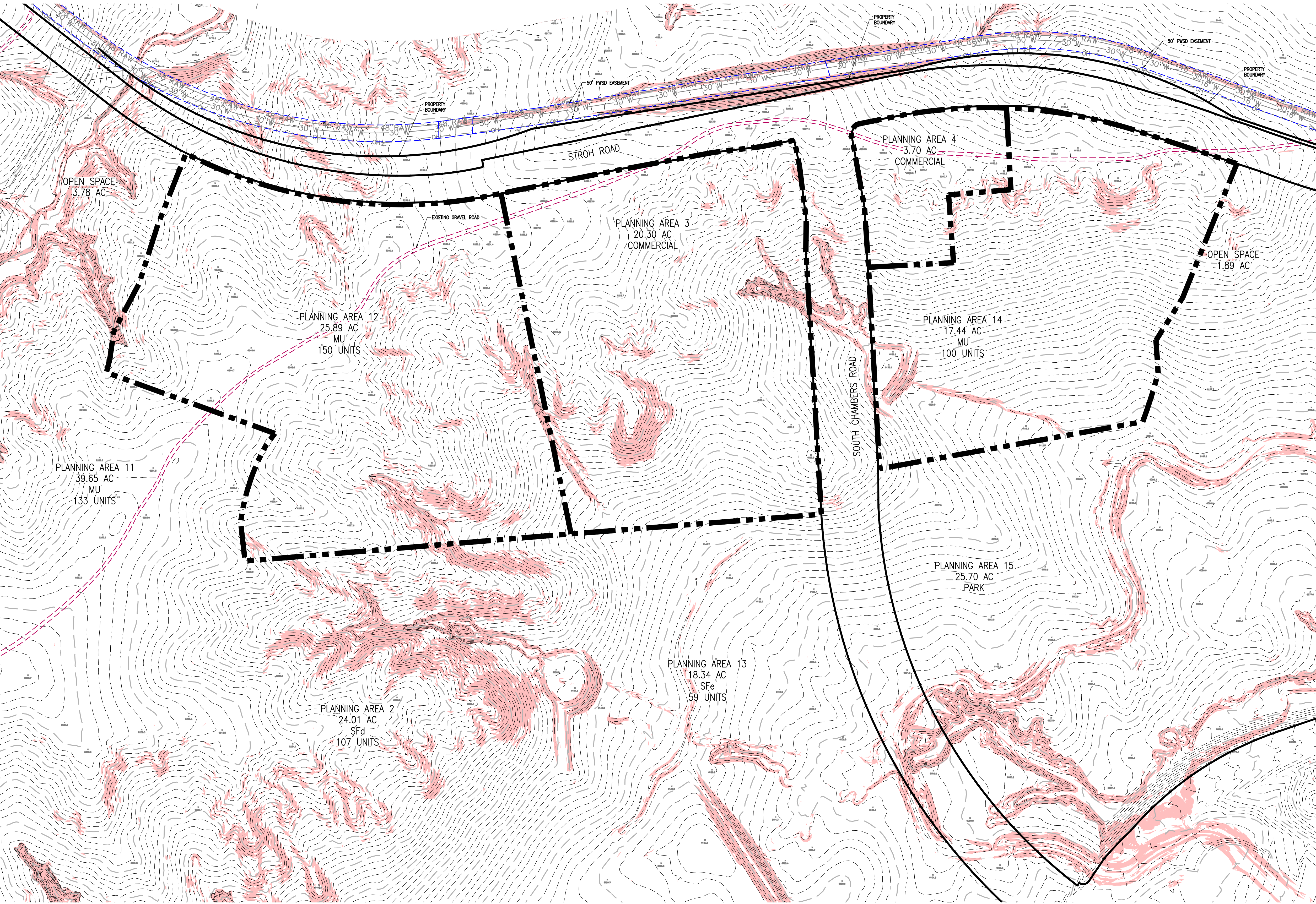
LEGEND

- EXISTING SLOPES 5:1 (20%) OR STEEPER
- EXISTING 10 FOOT CONTOUR
- EXISTING 2 FOOT CONTOUR

Cover Sheet

HESS RANCH NORTH PARCEL

WAIVER RESOLUTION NO. 19-028 SERIES OF 2019
EXHIBIT 8



LEGEND

	EXISTING SLOPES 5:1 (20%) OR STEEPER
	PLANNING AREA BOUNDARY
	EXISTING 10 FOOT CONTOUR
	EXISTING 2 FOOT CONTOUR
	EXISTING VEGETATION

NOTES

- ALL FUTURE DEVELOPMENTS WILL NEED TO MEET ALL TOWN REQUIREMENTS, INCLUDING THE TOWN'S DESIGN STANDARDS.
- NO PREBLES MEADOW JUMPING MOUSE PRESENT IN THIS AREA.
- LAND PLANS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE WITH FINAL PLANNING.

Task 1:

Prepare and submit a base map consistent with Section 13.07.060(g)(9) of the Code. The map shall be at a scale of 1" = 100' illustrating the planning area limits for Planning Areas 3, 4, 12 and 14, existing topography, existing utility easements, natural features including steep slopes and 100-year floodplain, as well as adjacent planning areas.

Planning Areas 3, 4, 12 and 14 are void of significant natural features. The existing ground is generally composed of slopes less than 20%. Slopes 20% or greater have been identified. These slopes will not limit development, however, and will be graded with the future development of each parcel. 100-year floodplains do not exist in this area and it has not been identified as Prebles Meadow Jumping Mouse habitat.

A Parker Water and Sanitation District easement parallels the property boundary but is not contained within the Planning Areas.

The site is suitable for developing with the intended uses.



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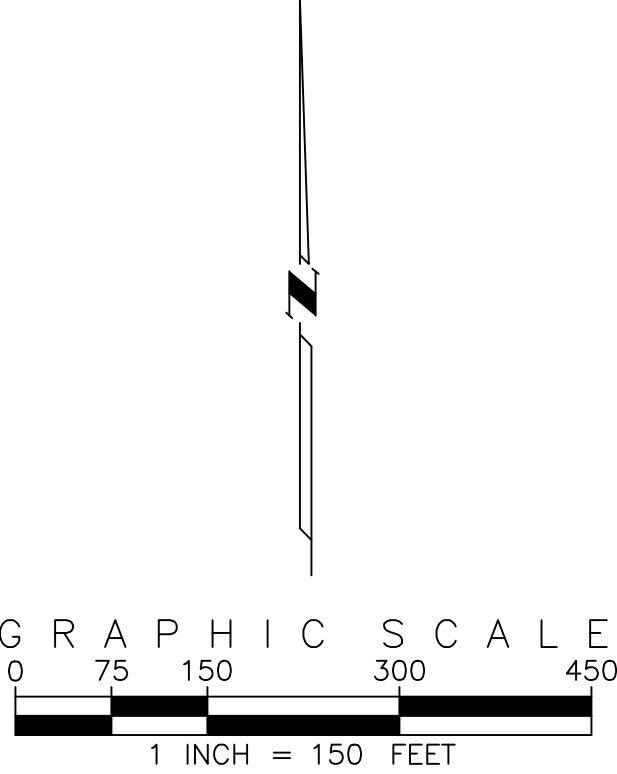
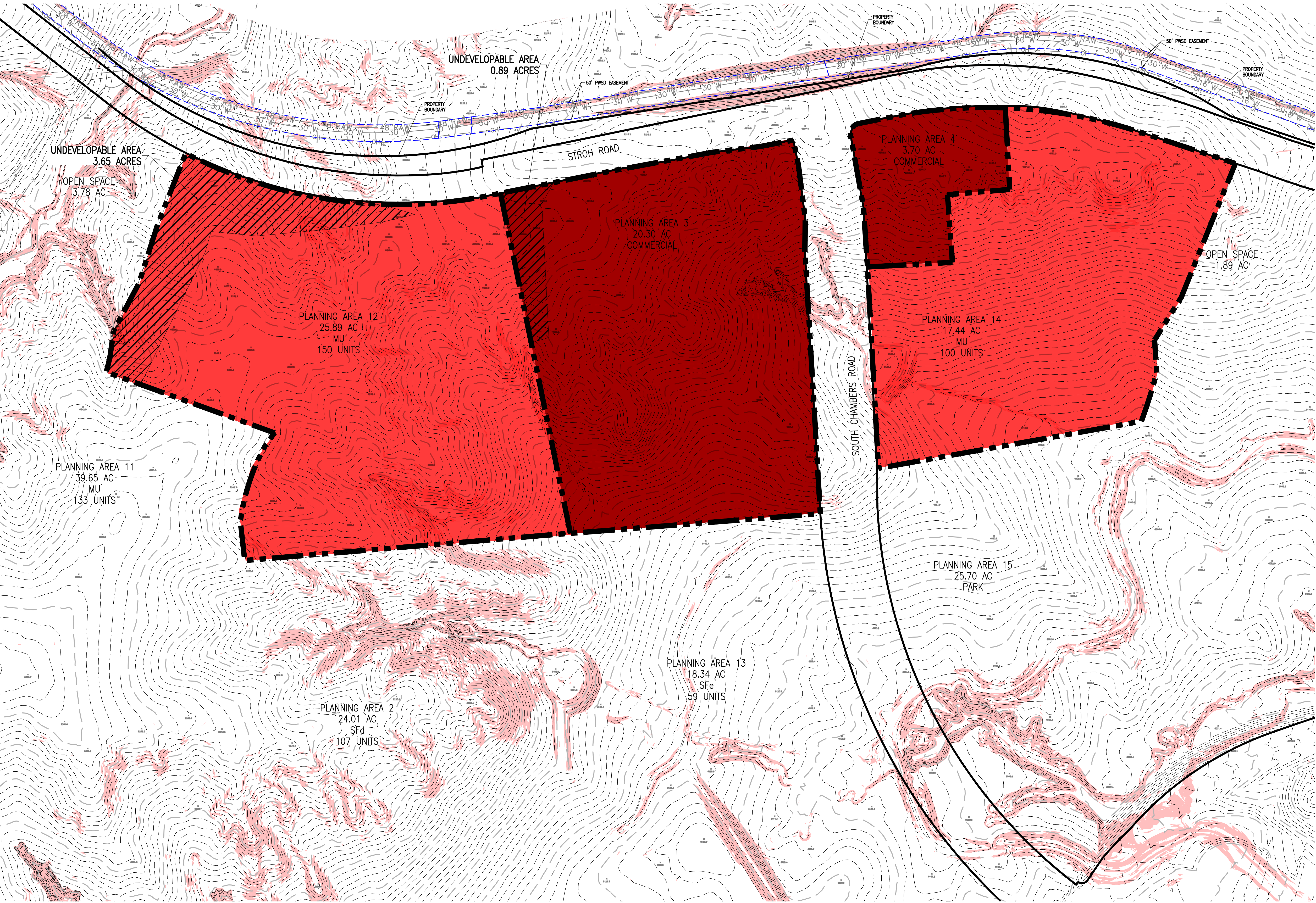
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EXHIBIT 8



LEGEND

- EXISTING SLOPES 5:1 (20%) OR STEEPER
- PLANNING AREA BOUNDARY
- EXISTING 10 FOOT CONTOUR
- EXISTING 2 FOOT CONTOUR
- EXISTING VEGETATION
- UNDEVELOPABLE AREA

NOTES

- ALL FUTURE DEVELOPMENTS WILL NEED TO MEET ALL TOWN REQUIREMENTS, INCLUDING THE TOWN'S DESIGN STANDARDS.
- ALL AREAS WITHIN PLANNING AREAS 3, 4, 12 AND 14 ARE DEVELOPABLE
- LAND PLANS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE WITH FINAL PLANNING.

Task 2:

Prepare and submit a development envelope map consistent with Section 13.07.060(f)(10) of the Code illustrating the future upland developable area(s) for Planning Areas 3, 4, 12 and 14 located outside of areas unsuitable for development, such as 100-year floodplain, steep slopes and utility corridors/easements.

Planning Areas 3, 4, 12 and 14 total 67.33 acres. These areas are not impacted by the 100-year floodplain or existing utility corridors/easements. Steep slopes do not limit development and will be graded as part of future development. Detention is provided in areas located outside of Planning Areas 3, 4, 12 and 14.

PLANNING AREAS 3, 4, 12 & 14 DEVELOPABLE AREA					
	PA 3	PA 4	PA 12	PA 14	TOTAL
GROSS TOTAL ACREAGE	20.30	3.70	25.89	17.44	67.33
UNDEVELOPABLE AREA					
GRADING BUFFER ZONE	0.89	0.00	3.65	0.00	4.54
TOTAL DEVELOPABLE ACREAGE	19.41	3.70	22.24	17.44	62.79
REQUIRED COMMERCIAL AREA (% DEVELOPABLE AREA)	20.93				
PROPOSED DEVELOPED COMMERCIAL AREA	23.11				



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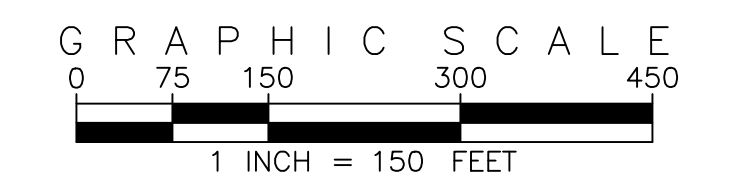
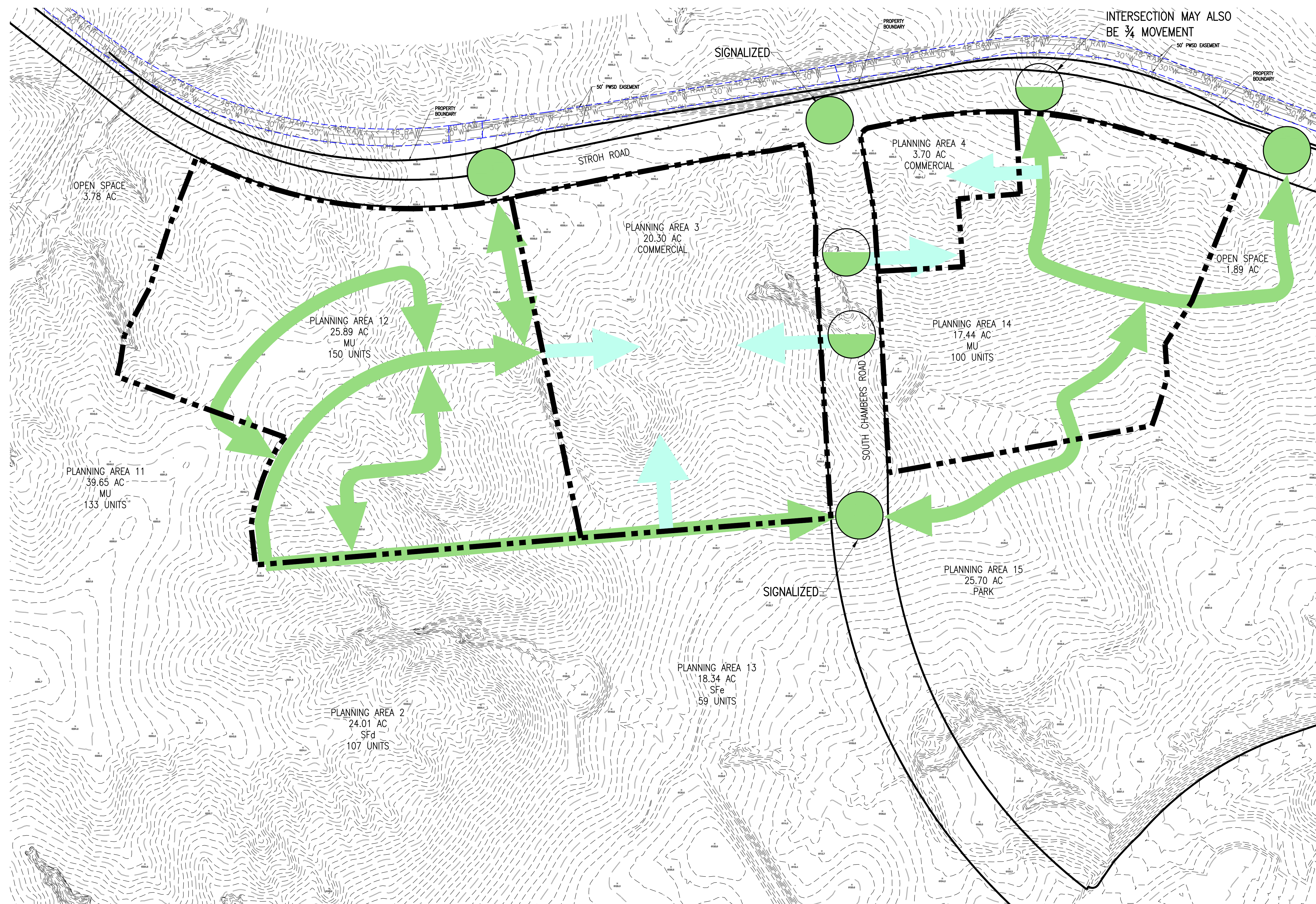
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LEGEND

	PLANNING AREA BOUNDARY
	EXISTING 10 FOOT CONTOUR
	EXISTING 2 FOOT CONTOUR
	1/2 MOVEMENT
	3/4 MOVEMENT
	FULL MOVEMENT
	ROADWAY ACCESS
	COMMERCIAL ACCESS

NOTES

- ALL FUTURE DEVELOPMENTS WILL NEED TO MEET ALL TOWN REQUIREMENTS, INCLUDING THE TOWN'S DESIGN STANDARDS.
- LAND PLANS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE WITH FINAL PLANNING.

Task 3:

Prepare and submit an access map addressing the Town's Roadway Design and Construction Criteria Manual for Planning Areas 3, 4, 12 and 14 showing limits of access upon all roadway frontages and feasible public access points for the MU Mixed-Use Planning Areas.

From the intersection of Stroth Rd. and South Chambers Rd, which is full-movement and signalized, the following intersections serve Planning Areas 3,4,12 and 14:

- A full-movement intersection 1050' west on Stroth Rd. serving PA 12 and 3.
- A 1/2-movement intersection 650' east on Stroth Rd. serving PA 14 and 4 and a full-movement 1425' east on Stroth Rd. serving PA 14.
- A 1/2-movement intersection 500' south on South Chambers Rd serving PA 14, a 1/2-movement drive access 650' south on South Chambers Rd serving PA 3, and a full-movement signalized intersection 1200' south on South Chambers Rd serving PA 3 and 12.

Conceptual roadways to these access points are presented for connectivity.

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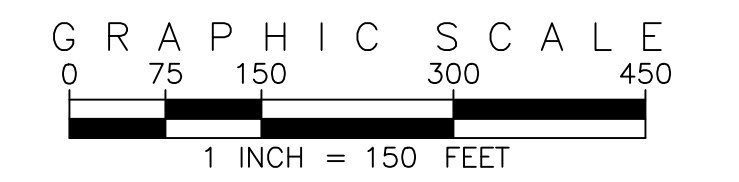
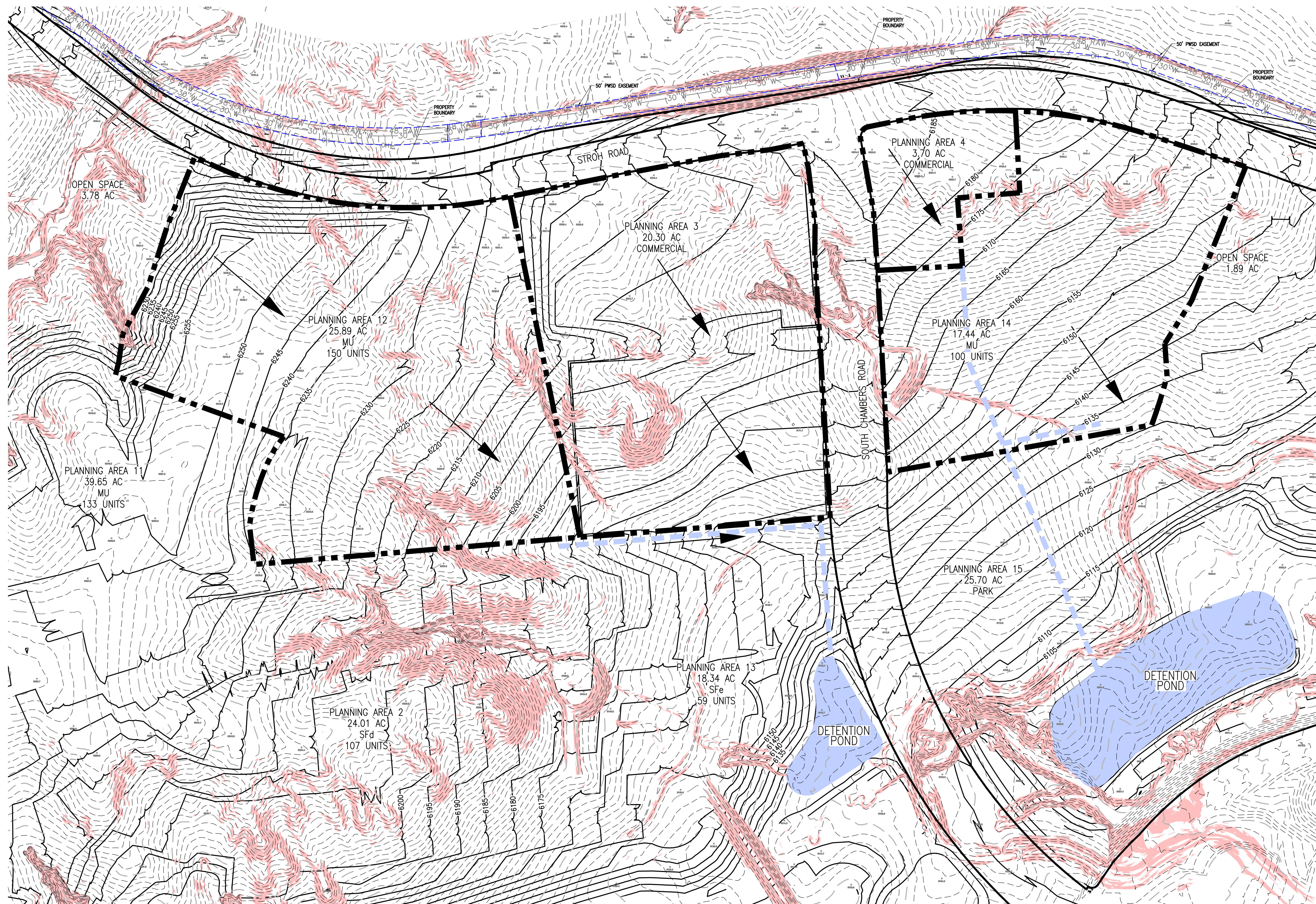
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TASK 3

HESS RANCH NORTH PARCEL

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EXHIBIT 8



LEGEND

	PLANNING AREA BOUNDARY
	PROPOSED 10 FOOT CONTOUR
	PROPOSED 2 FOOT CONTOUR
	EXISTING 10 FOOT CONTOUR
	EXISTING 2 FOOT CONTOUR
	STORM SEWER PIPE
	FLOW DIRECTION
	DETENTION PONDS

NOTES

- ALL FUTURE DEVELOPMENTS WILL NEED TO MEET ALL TOWN REQUIREMENTS, INCLUDING THE TOWN'S DESIGN STANDARDS.
- LAND PLANS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE WITH FINAL PLANNING.

Task 4:

Prepare and submit a conceptual drainage/stormwater map consistent with Town's Storm Drainage and Environmental Criteria Manual that illustrates the location and limits of future regional drainage facilities traversing and adjacent to Planning Areas 3, 4, 12 and 14. Identify the projected location and extent of future site-generated drainage necessary to accommodate future development base upon known site characteristics, such as grading, topography and soil conditions for the MU Mixed-Use Planning Areas.

A conceptual stormwater collection network is presented along with the proposed detention pond locations serving PA 3, 4, 12 and 14. There are no planned on-site detention facilities. Detention facilities discharge to existing Brandy Gulch, following the historic drainage pattern.



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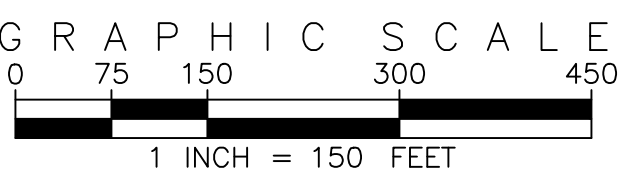
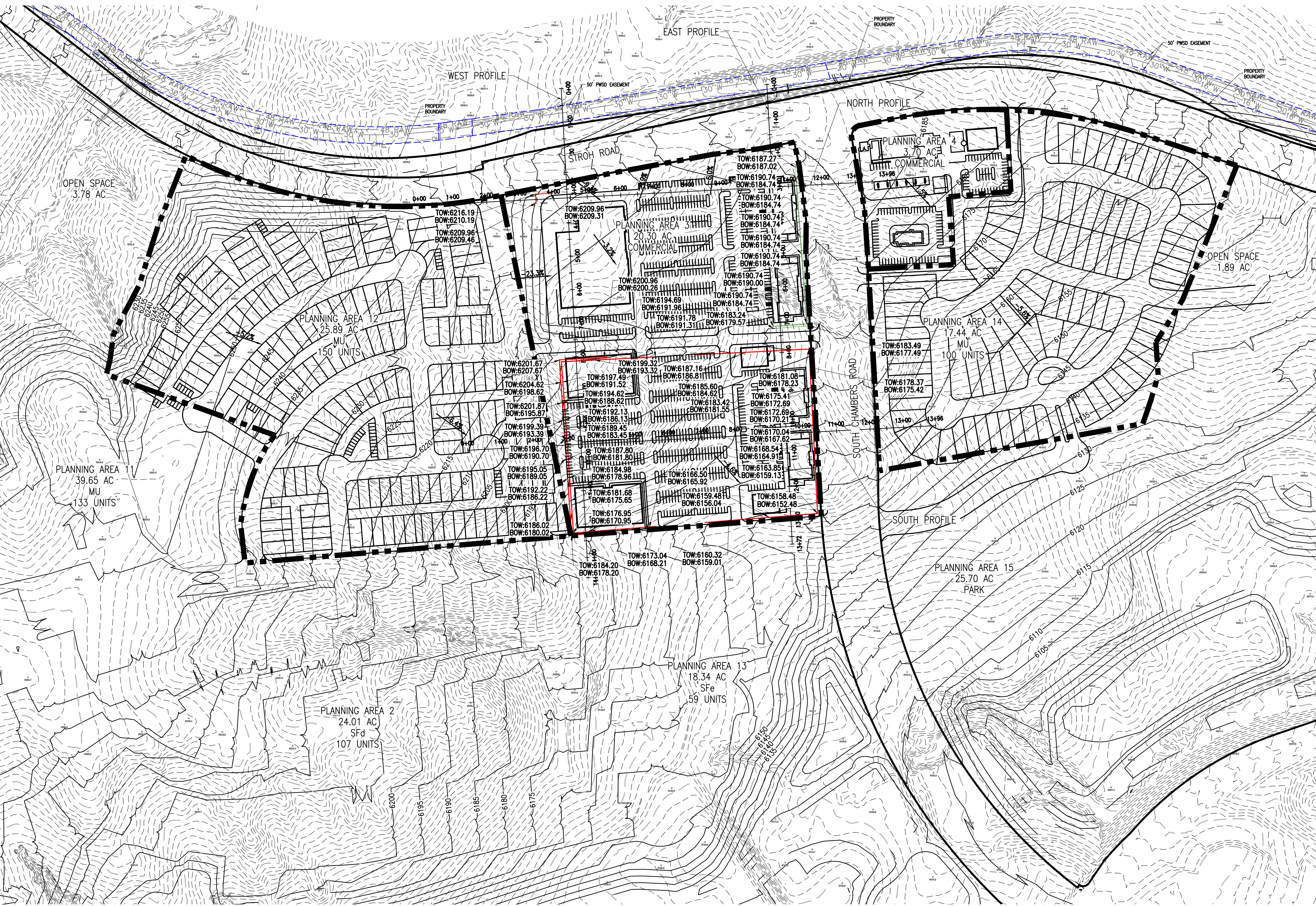


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TASK 4

HESS RANCH NORTH PARCEL

WAIVER RESOLUTION NO. 19-028 SERIES OF 2019
EXHIBIT 8



LEGEND

- PLANNING AREA BOUNDARY
- PROPOSED WALLS
- PROPOSED 10 FOOT CONTOUR
- PROPOSED 2 FOOT CONTOUR
- EXISTING 10 FOOT CONTOUR
- EXISTING 2 FOOT CONTOUR

NOTES

- ALL FUTURE DEVELOPMENTS WILL NEED TO MEET ALL TOWN REQUIREMENTS, INCLUDING THE TOWN'S DESIGN STANDARDS.
- LAND PLANS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE WITH FINAL PLANNING.

Task 5:
Prepare and submit a conceptual overlot grading map consistent with the Town's Storm Drainage and Environmental Criteria Manual and Section 13.07.060(g)(11) of the Code that illustrates the future grading of Planning Areas 3, 4, 12 and 14 necessary to support development, including contours, slopes and direction of stormwater flow.

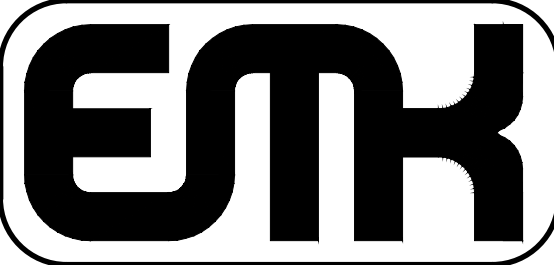
Conceptual grading with 5' contours is presented. Several walls may be necessary and have been identified. Walls will be minimized with a formal land plan. Sections have been provided showing wall elevations and details.
Note: Site plan shown is conceptual. Any walls required will meet Town of Parker Municipal Code 13.10.100



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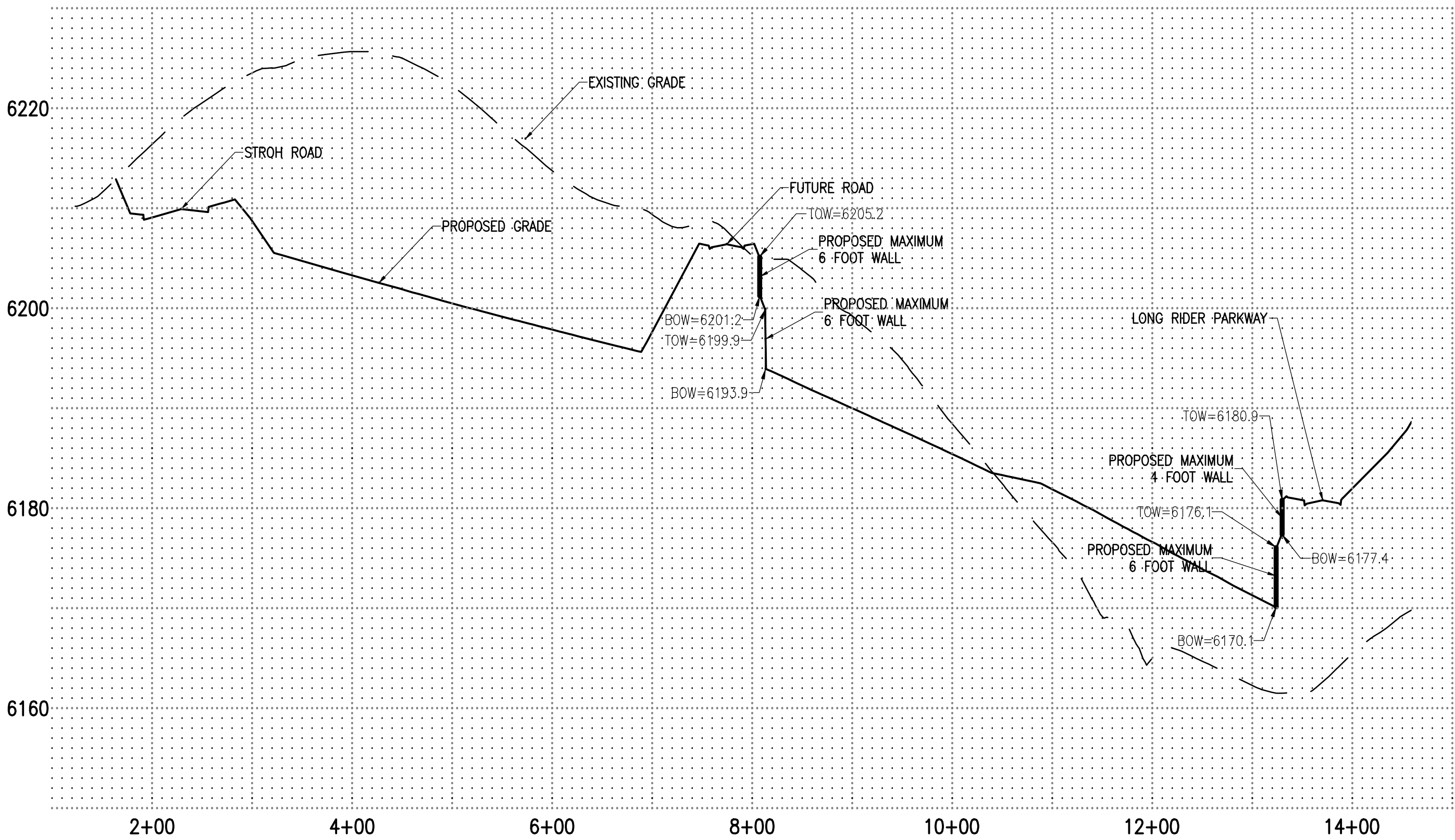


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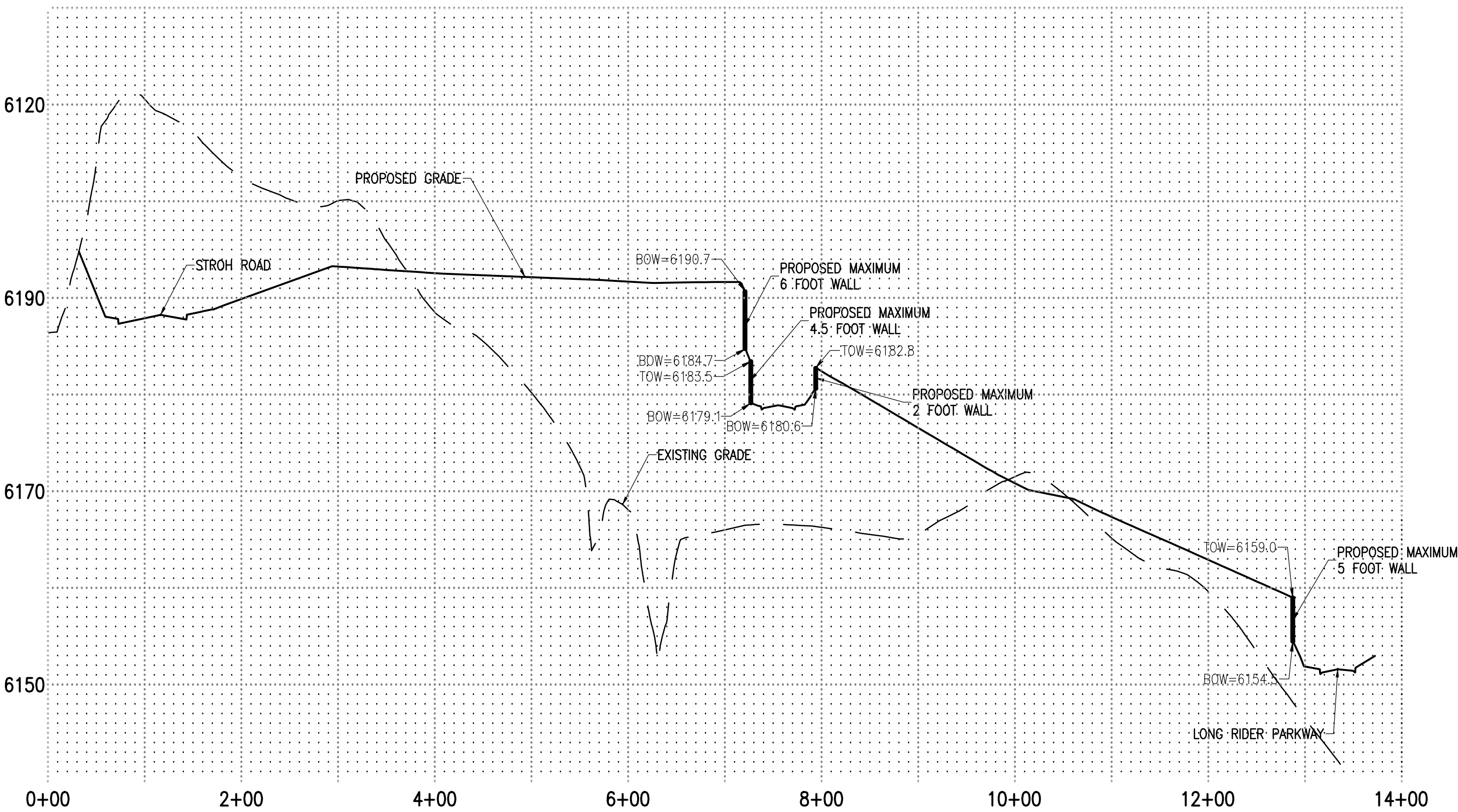
HESS RANCH NORTH PARCEL

WAIVER RESOLUTION NO. 19-028 SERIES OF 2019
EXHIBIT 8

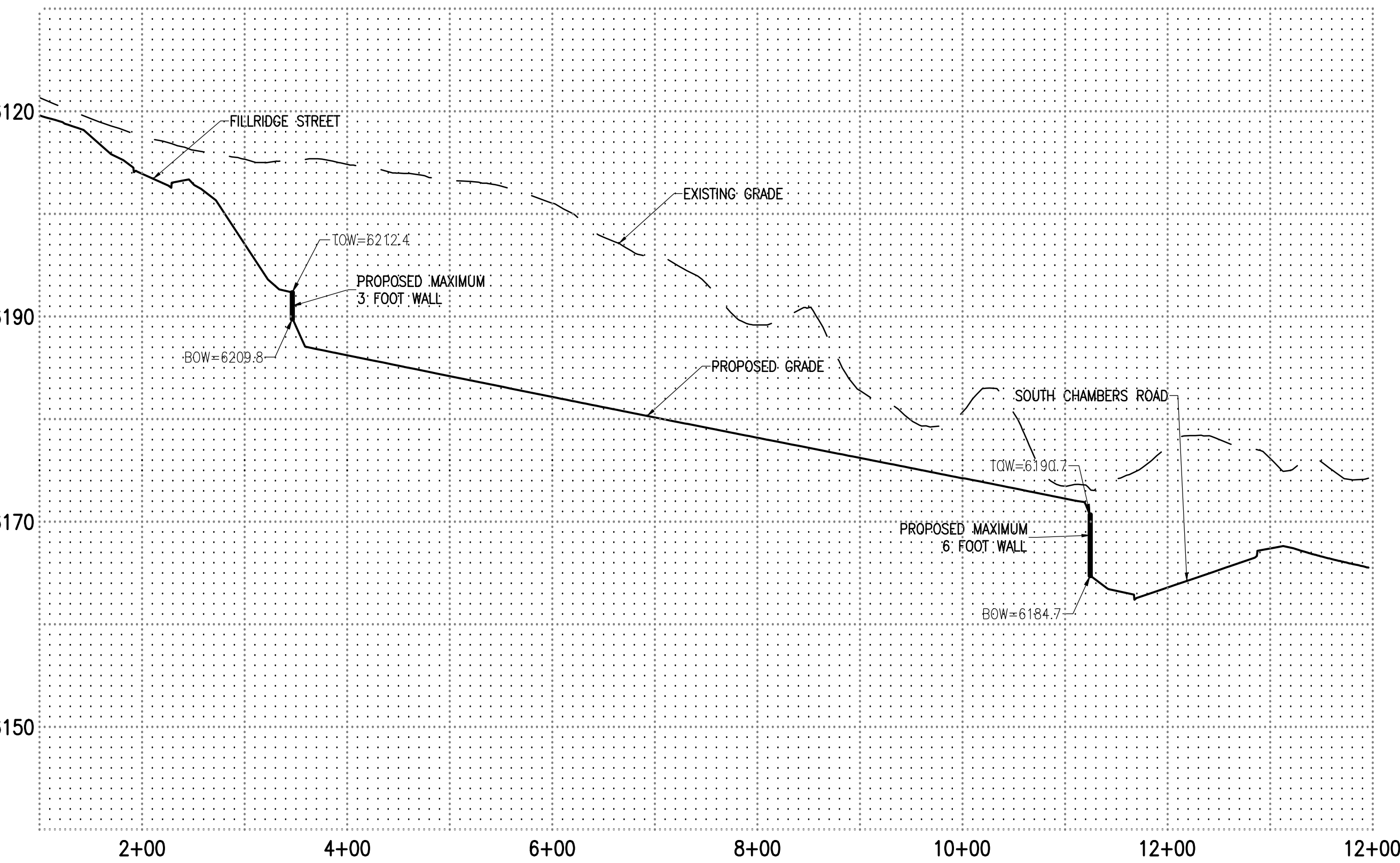
WEST PROFILE



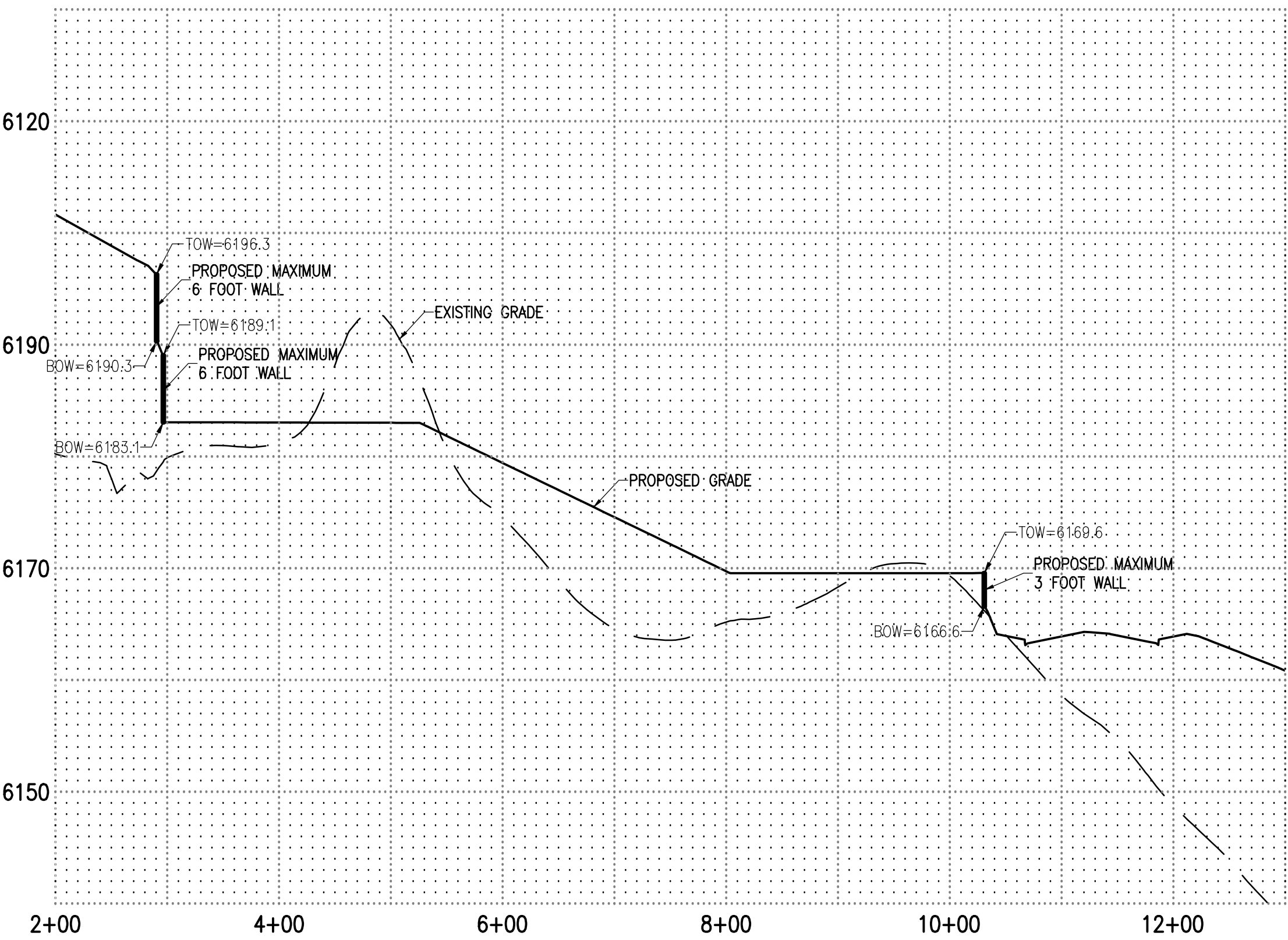
EAST PROFILE



NORTH PROFILE



SOUTH PROFILE



Retaining walls. Use of retaining walls is encouraged to reduce the steepness of man-made slopes and to provide planting pockets conducive to revegetation.

1. Retaining walls may be permitted to support steep slopes but shall not exceed four (4) feet in height from the finished grade, except for:

- a) A structure's foundation wall, or
- b) As necessary to construct a driveway from the street to a garage or parking area, or
- c) As otherwise expressly allowed by this Section.

2. In no case shall a retaining wall exceed six (6) feet in height. Retaining walls greater than four (4) feet in height shall be supported by appropriate engineering and reviewed and approved by the Town before construction.

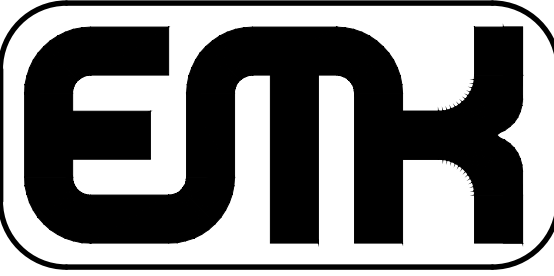


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FRONT RANGE COMMUNITIES, LLC



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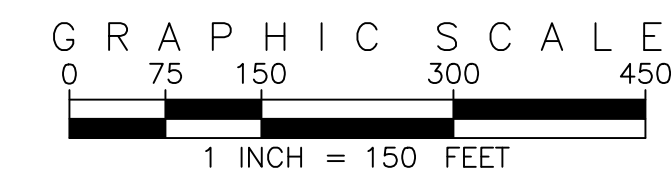
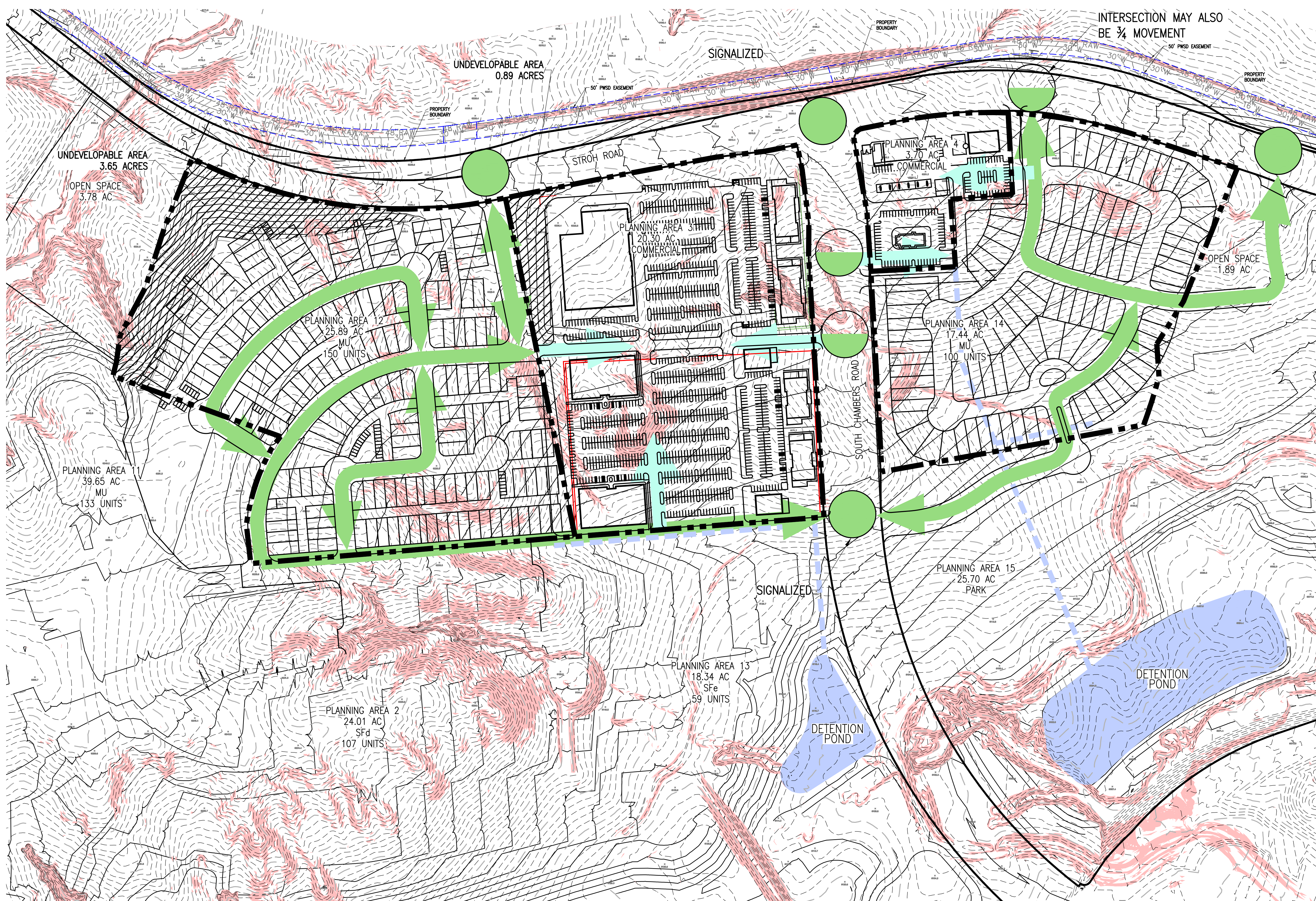
SCALE
1"=100'
HORIZONTAL 1"=10'
VERTICAL

TASK 5
PROFILES

HESS RANCH NORTH PARCEL

WAIVER RESOLUTION NO. 19-028 SERIES OF 2019

EXHIBIT 8



LEGEND

- EXISTING SLOPES 5:1 (20%) OR STEEPER
- PLANNING AREA BOUNDARY
- PROPOSED WALLS
- PROPOSED 10 FOOT CONTOUR
- PROPOSED 2 FOOT CONTOUR
- EXISTING 10 FOOT CONTOUR
- EXISTING 2 FOOT CONTOUR

NOTES

- ALL FUTURE DEVELOPMENTS WILL NEED TO MEET ALL TOWN REQUIREMENTS, INCLUDING THE TOWN'S DESIGN STANDARDS.
- LAND PLANS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE WITH FINAL PLANNING.

Task 6:

The Concept Plan will incorporate the results of Tasks 1 through 5 illustrating the existing conditions affecting future development, projected development envelope, roadway access points, drainage/stormwater limits and overlot grading for Planning Areas 3, 4, 12 and 14. The Concept Plan shall serve as the basis for evaluation of the appropriate location and extent of the required Commercial Area upon a minimum one-third (1/3) of the developable land within the MU Mixed-Use Planning Areas.

The conceptual elements have been combined to reflect how commercial will function in these Planning Areas. Commercial development is most feasible in Planning Areas 3 and 4 due to the ease of access, proximity to major roadways, site visibility and a viable grading plan. Planning Areas 12 and 14 are designated as the Mixed-Use Areas.

PLANNING AREAS 3, 4, 12 & 14 DEVELOPABLE AREA					
	PA 3	PA 4	PA 12	PA 14	TOTAL
GROSS TOTAL ACREAGE	20.30	3.70	25.89	17.44	67.33
UNDEVELOPABLE AREA					
GRADING BUFFER ZONE	0.89	0.00	3.65	0.00	4.54
TOTAL DEVELOPABLE ACREAGE	19.41	3.70	22.24	17.44	62.79
REQUIRED COMMERCIAL AREA (1/3 DEVELOPABLE AREA)	20.93				
PROPOSED DEVELOPED COMMERCIAL AREA	23.11				



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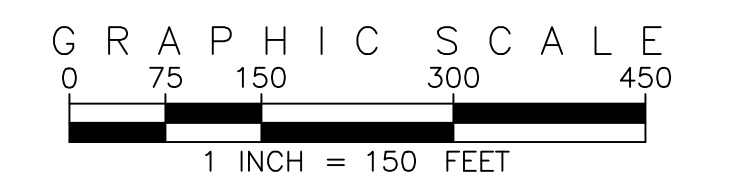
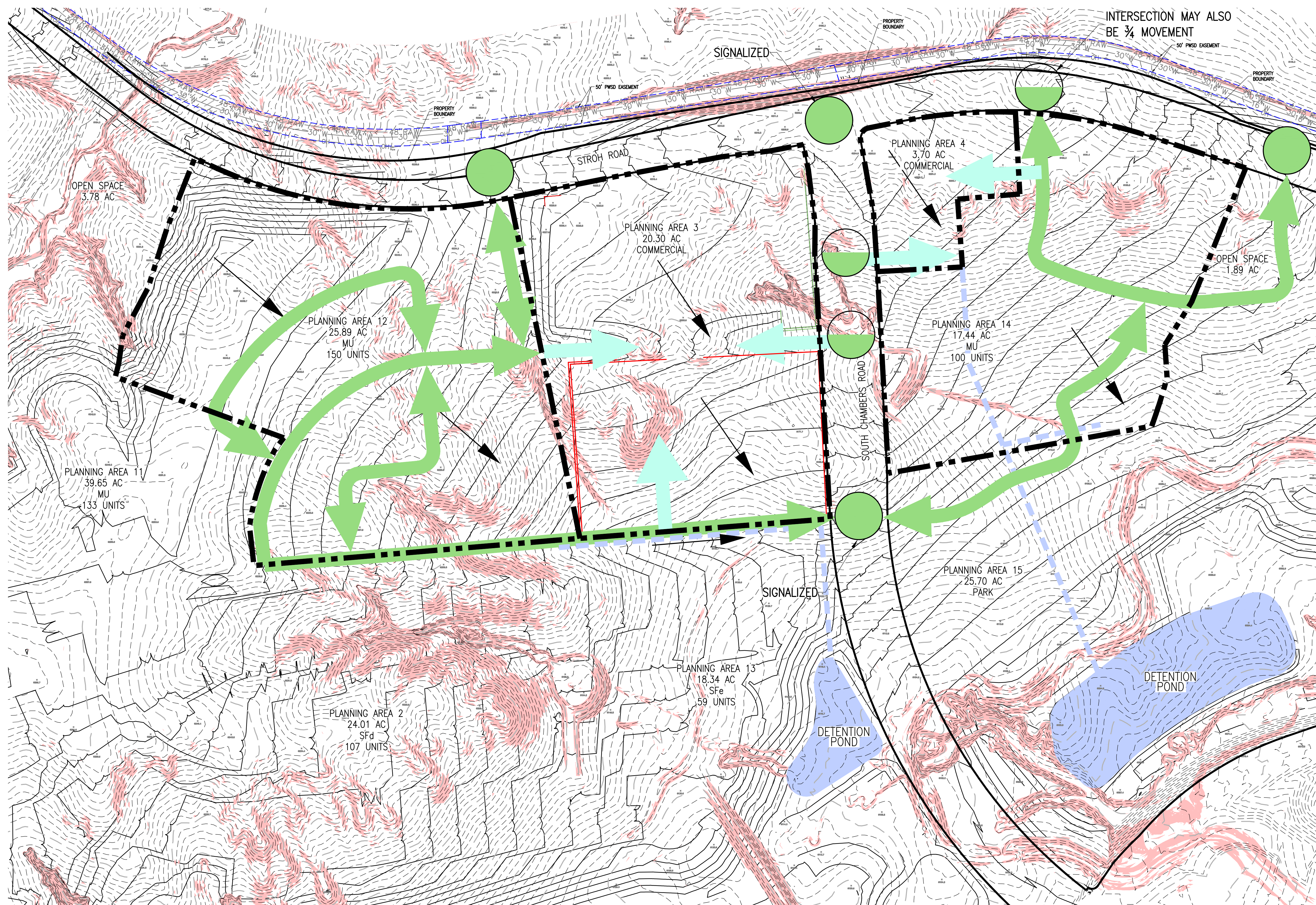


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TASK 6

HESS RANCH NORTH PARCEL

WAIVER RESOLUTION NO. 19-028 SERIES OF 2019
EXHIBIT 8



LEGEND

	EXISTING SLOPES 5:1 (20%) OR STEEPER
	PLANNING AREA BOUNDARY
	PROPOSED WALLS
	PROPOSED 10 FOOT CONTOUR
	PROPOSED 2 FOOT CONTOUR
	EXISTING 10 FOOT CONTOUR
	EXISTING 2 FOOT CONTOUR

NOTES

- ALL FUTURE DEVELOPMENTS WILL NEED TO MEET ALL TOWN REQUIREMENTS, INCLUDING THE TOWN'S DESIGN STANDARDS.
- LAND PLANS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE WITH FINAL PLANNING.

Task 7:

PDivide Planning Areas 3, 4, 12 and 14 into two subareas each: one for the required commercial use upon a minimum one-third (1\3) of the developable land and the other for the remainder which shall retain the existing mixed-use zone designation. In the alternative, the applicant may elect to satisfy the requirement to zone a minimum of one-third (1\3) of total developable land of Planning Areas 3, 4, 12 and 14 by allocating the commercial zoning across no less than two (2) MU Mixed-Use Planning Areas; each of which shall be divided as described herein.

Planning Areas 3, 4, 12 and 14 contain 62.79 acres of Developable Area with one-third or 20.93 acres required to be commercial. Planning Areas 3 and 4 have been designated the commercial areas and contain 23.11 acres which exceeds the requirement.



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TASK 7

Hess Ranch North Parcel

Waiver Resolution No. 19-028, Series of 2019

Exhibit 8

I. **Uses Permitted by Right – Mixed Use Planning Areas 12, 14, 35, 36, 43 and 44**

- a. Retail
- (1) Grocery store
- (2) Convenience retail shopping facilities, including but not limited to:
- a. drug stores
- b. liquor stores
- c. convenience grocery
- (3) Specialty retail including but not limited to:
- a. art gallery
- b. antiques
- c. artisan shops
- d. gift shop
- e. pet shops
- f. florists
- g. bookstore
- h. stationery stores
- i. retail food specialty shops which sell food products not intended to be consumed on the premises
- j. butcher shops
- k. candy stores
- l. bakeries
- m. doughnut shops
- n. dairy product shops
- o. toy and game stores
- p. battery and accessory stores
- q. bicycle stores
- r. music stores
- s. sporting goods store
- (4) Hardware and building material stores
- (5) General retail merchandise and apparel shops, including but not limited to:
- a. junior department stores
- b. craft and hobby stores
- c. discount department stores
- d. clothing stores
- e. shoe stores
- f. furniture stores
- g. household appliance stores
- h. floor covering, drapery and upholstery stores
- i. electronics stores
- j. cosmetic store
- b. Development Sales and Marketing Center
- c. Eating and Drinking Establishments
- (1) restaurants
- (2) fast food, drive-through or carryout restaurants
- (3) ice cream parlors
- (4) coffee shops
- (5) delicatessens
- (6) lounge, bar, or microbrewery
- d. Personal Services
- (1) Convenience service establishments, including but not limited to:
- a. barber shops and beauty salons
- b. dry cleaners and laundries
- c. photo studio
- d. shoe repair shops
- e. watch or jewelry repair
- f. travel agency
- (2) day care centers
- (3) health clubs
- e. Entertainment-Indoors
- (1) indoor movie theaters
- (2) performance arts
- (3) bowling alleys
- (4) skating rinks (both ice and roller)
- (5) pool halls
- (6) arcade amusement centers
- f. General Office and Professional Services
- (1) business and professional offices
- (2) medical and dental offices and clinics
- (3) banks and other financial service establishments, with or without drive-through facilities
- g. Commercial Convenience Grocery
- (1) Convenience retail shopping facilities, including but not limited to: drug stores, liquor stores, florists, book and stationery stores, hardware

- stores, auto supply stores, record and tape stores, and retail food specialty shops which sell food products not intended to be consumed on the premises, such as (but not limited to) butcher shops, candy stores, bakeries, doughnut shops, dairy product shops, ice cream parlors, coffee shops and delicatessens.
- (2) Convenience service establishments, including but not limited to barber and beauty shops, cleaners, shoe repair shops, laundries, watch or jewelry repair, and travel service.
- (3) Low intensity specialty goods and service establishments, including but not limited to: art gallery, antiques, artisan shops, photo studio, gift shop, plant store or nursery, pet shops, furniture store, home furnishings, newspaper office, apparel, and appliances.
- (4) Conventional restaurants.
- (5) Fast food, drive-in or carryout restaurants.
- (6) Electronic funds transfer facilities.
- (7) Photo service facilities.
- (8) Medical and dental offices and clinics.
- (9) Business and professional offices.
- (10) Private recreational and park uses, country clubs, recreational facilities, including but not limited to open space, tennis courts, swimming pools and jogging, riding, hiking, and biking trails.
- (11) Neighborhood public service, health, and education facilities, such as community centers, libraries, and museums, except for PA, 12, 14, 35, 36, 43 and 44 which are retail uses only.
- (12) Nursery schools and day/childcare centers.
- (13) Retail food and food service establishments, including but not limited to groceries and supermarkets, and cafeterias.
- (14) General retail merchandise and apparel shops, including but not limited to: junior department stores; variety stores; discount department stores; clothing stores; accessory and specialty stores; shoe stores; furniers and fur stores; furniture stores; home furnishing stores; household appliance stores; floor covering, drapery and upholstery stores; and radio, television, stereo and video stores.
- (15) Personal service establishments.
- (16) General retail business establishments, including but not limited to card and gift stores; tobacco shops; cosmetic store; toy and game stores; automotive tire, battery and accessory stores, garden, plant, and floral shops; and bicycle stores.
- (17) Car care centers, gasoline service/stations, tire sales and service, car wash.
- (18) Commercial entertainment businesses, including but not limited to indoor movie theaters, performance arts, bowling alleys, skating rinks (both ice and roller), pool halls, and arcade amusement centers.
- (19) Banks, savings and loan and other financial service establishments.
- (20) Public utility administrative and business offices.
- (21) Buildings, garages, and utility stations related to emergency services, such as ambulance, fire, police, and rescue.
- (22) Motels, Hotels, including detached guest units, restaurants, gift shops and other incidental accessory uses located within the principal building.
- (23) Transit facilities.
- (24) Universities, Colleges, or higher educational type uses.
- (25) Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Director.
- (26) Sales Center - conversion to a recreation facility adjacent to open space.
- h. Agricultural. Until such time that PA 44 develops commercially, or until such time that Planning Areas 3,4,12 and 14 develop, permitted uses include:
- (1) Farming, including plowing, tillage, cropping, seeding, cultivating, or harvesting for the production of food and fiber products (except commercial logging and timber operations) produced on the premises.

- (2) Ranching, including grazing of livestock (except commercial feed yards, poultry, pig farms, fur farms or kennels).
- (3) Open space.
- (4) Selling agricultural products not requiring a state tax license.
- i. Residential
- (1) Duplex, Triplex, and Fourplex Dwelling Units.
- (2) Townhome Dwelling Units including Single Family Attached, Semi-detached Dwelling Units and Live/Work Dwelling Units.
- (3) Condominiums
- (4) Independent and/or Assisted Living.
- (5) Group Homes
- (6) Clustered Single-Family Dwelling Units, including but not limited to Zero Lot Line Dwelling Units, Patio Dwelling Units, Two, Three, and Four Family Dwelling Units and Atrium Dwelling Units.
- (7) A temporary sales and marketing center function developed to showcase a variety of builders and housing types within a limited area.
- (8) Attached or detached private garages (3 cars maximum).
- (9) Commonly associated Accessory Uses, incidental to the Principal Use or Building, including but not limited to: carriage house units not for sale, storage sheds, private greenhouses, home occupations, radio or TV antennas, TV satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of common household pets according to the regulations and standards contained within the Parker Municipal Code.
- (10) Public Open Space.
- (11) Public and private schools and related administrative facilities for elementary and secondary education.
- (12) Private recreational and park uses, country clubs, recreational facilities, including but not limited to tennis courts, swimming pools and jogging, riding, hiking, and biking trails.
- (13) Public parks, playgrounds, and other recreational areas.
- (14) Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as permitted by Section 13.04.220 of the Parker Municipal Code.
- (15) All those uses permitted within the Parks, Open Space Land Use categories.

2. **Uses Permitted by Special Review (except Uses by Special Review shall be prohibited in PA-44)**
- a. Common recreation vehicle storage area.
- b. Buildings, garages, and utility stations related to emergency services, such as ambulance, fire, police, and rescue.
- c. Neighborhood public service, health, and education facilities, such as community centers, libraries, and museums.
- d. Child Care Centers.
- e. Small animal veterinary clinics with no outside facilities.
3. **Accessory uses and building - Refer to Town of Parker Land Use Ordinance 13.04.170**
Shall also include utility facilities and well sites.

II. **Commercial Use Areas**

1. **Uses Permitted by Right in the Commercial Planning Areas 3 and 4**

Planning Director Determination for and Unlisted Use: If an unlisted use is proposed, the Planning Director shall determine the appropriate designation of a specific use type by considering potential impacts of the use including the nature and compatibility of the use and whether it includes dwellings, sales, processing, or storage and typical operations, employment characteristics, nuisances, and requirements for public services and utilities.

- a. **Public, Institutional, and Civic Uses**
- (1) Community and Cultural
- a. Community Facilities including Outdoor Recreational Facilities
- b. Commercial Day Care Facility
- c. Public Safety Facility
- d. Parks and Open Space
- (2) Educational Facilities
- (3) Healthcare Facilities
Medical and Dental Clinics
- b. **Commercial Uses**
- (1) Veterinary Clinic and Hospital
- (2) Retail and Service Commercial
- c. **Recreation and Entertainment**
- (1) Indoor Recreational Facilities
- (2) Indoor Entertainment Facilities
- d. **Food and Beverage Services**
- (1) Bar and Lounge
- (2) Microbrewery, Cidery, Distillery or Winery
- (3) Restaurant with or without:
- a. Drive through facilities
- b. Liquor Sales
- c. Indoor and Outdoor Seating
- e. **Office, Business and Professional Services**
- (1) Administrative, Professional and Government Offices
- (2) Automated Teller Machines (Stand Alone or associated with a Financial Institution)
- (3) Financial Institution with or without Drive through Facilities
- (4) Research and Development
- (5) Development Sales and Marketing Center
- f. **Personal Services**
- (1) Self Service Laundry
- (2) Personal Instruction or Studio
- (3) Person Service, General
- (4) Health Clubs
- g. **Retail Sales**
- (1) Building Materials and Supplies including outdoor greenhouse sales (Outdoor display is limited to 25% of the gross floor area of the principal building)
- (2) General Retail (any size and product)
- (3) Outdoor Sales and display as an accessory use
- (4) Convenience Retail Shopping Facility
- (5) Temporary/Seasonal Outdoor Markets
- h. **Lodging Facilities**
- (1) Bed and Breakfast
- (2) Hotel/Motel
- i. **Transportation, Vehicles and Equipment**
- (1) Automotive Fuel Service and Sales with or without:
- i. Car wash
- ii. Convenience Retail
- iii. Parts and tire sales
- (2) Automotive repair (minor)
- (3) Standalone car wash
2. **Uses Permitted by Special Review**
- (1) Outdoor Recreational Facilities
- (2) Outdoor Entertainment Facilities
3. **Accessory uses and building - Refer to Town of Parker Land Use Ordinance 13.04.170**
Shall also include utility facilities and well sites.

PARKS, TRAILS AND OPEN SPACE-
MASTER PLAN

AMENDMENT NO. 1 TO SEGMENT 1
SEGMENT 2A AND 2B

OCTOBER 24, 2020



LOOKING GLASS
PARKER • CO



DEVELOPMENT TEAM



OWNER/DEVELOPER:
JEN COLORADO 18,LLC
FRONT RANGE COMMUNITIES, LLC
4100 E. Mississippi Ave
Suite 500
Denver, CO 80246

Contact: Matthew Osborn/ Lawrence Jacobson



PLANNING / LANDSCAPE ARCHITECTURE:
HENRY DESIGN GROUP, INC.
1501 Wazee Street,
Suite 1-C
Denver, CO 80202

Contact: Karen Henry



ENGINEERING CONSULTANT:
EMK CONSULTANTS, INC.
7008 S. Alton Way,
Building F
Centennial, CO 80112

Contact: Eric McDaniel



BRAND / DESIGN:
ART + BUSINESS ONE
209 Kalamath,
Unit 17-18
Denver, CO 80223
720.284.6824

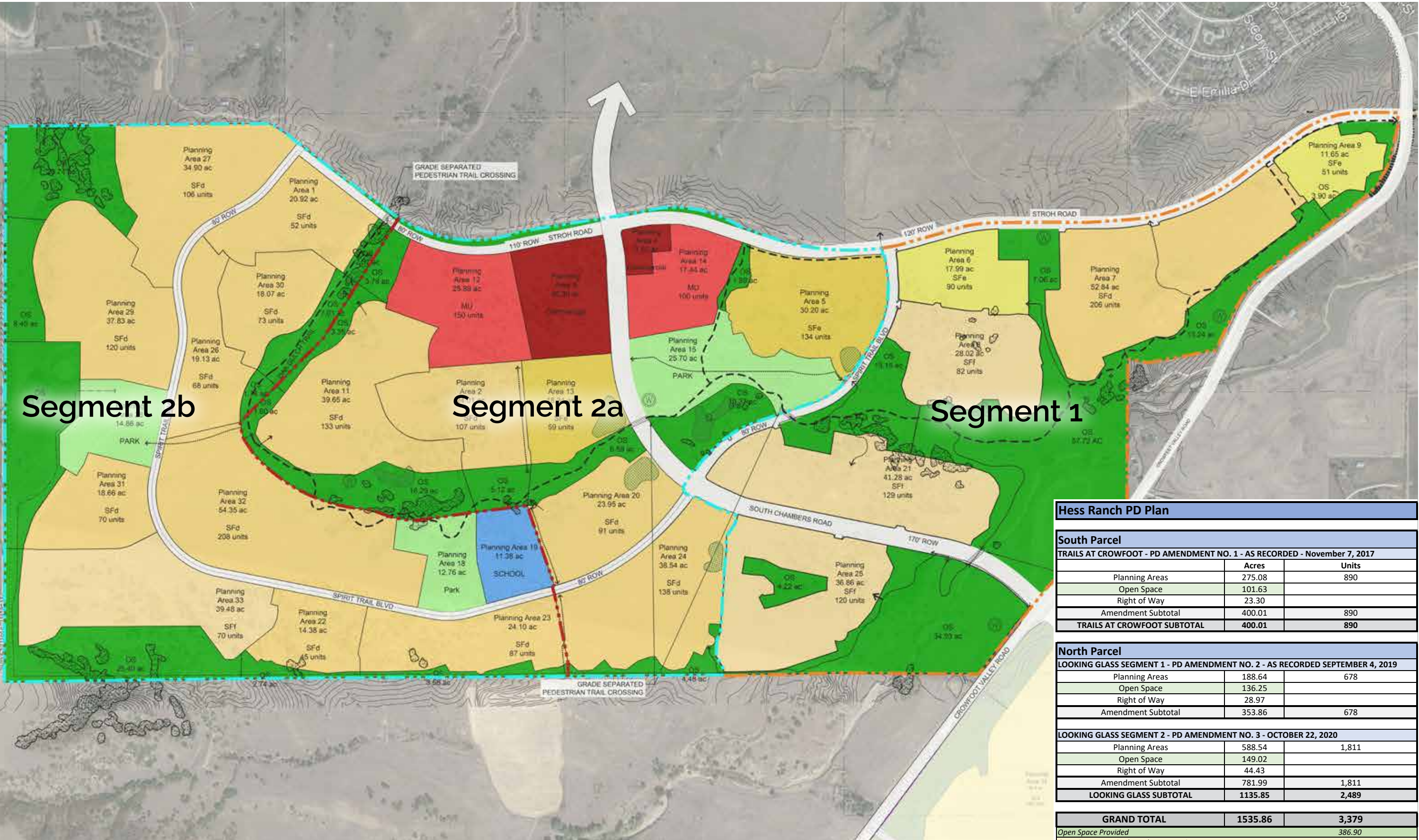
Contact: Cindy Milnick

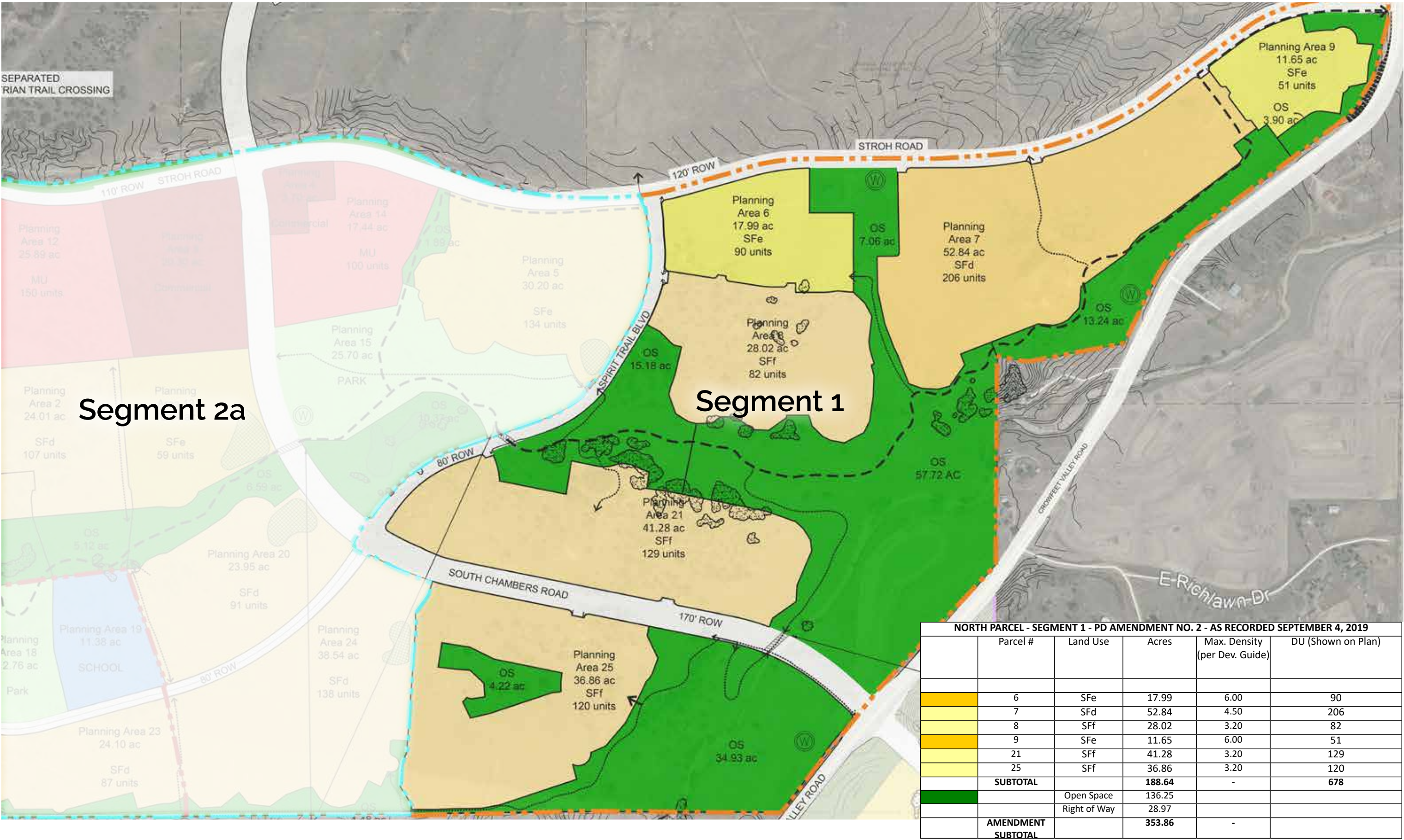


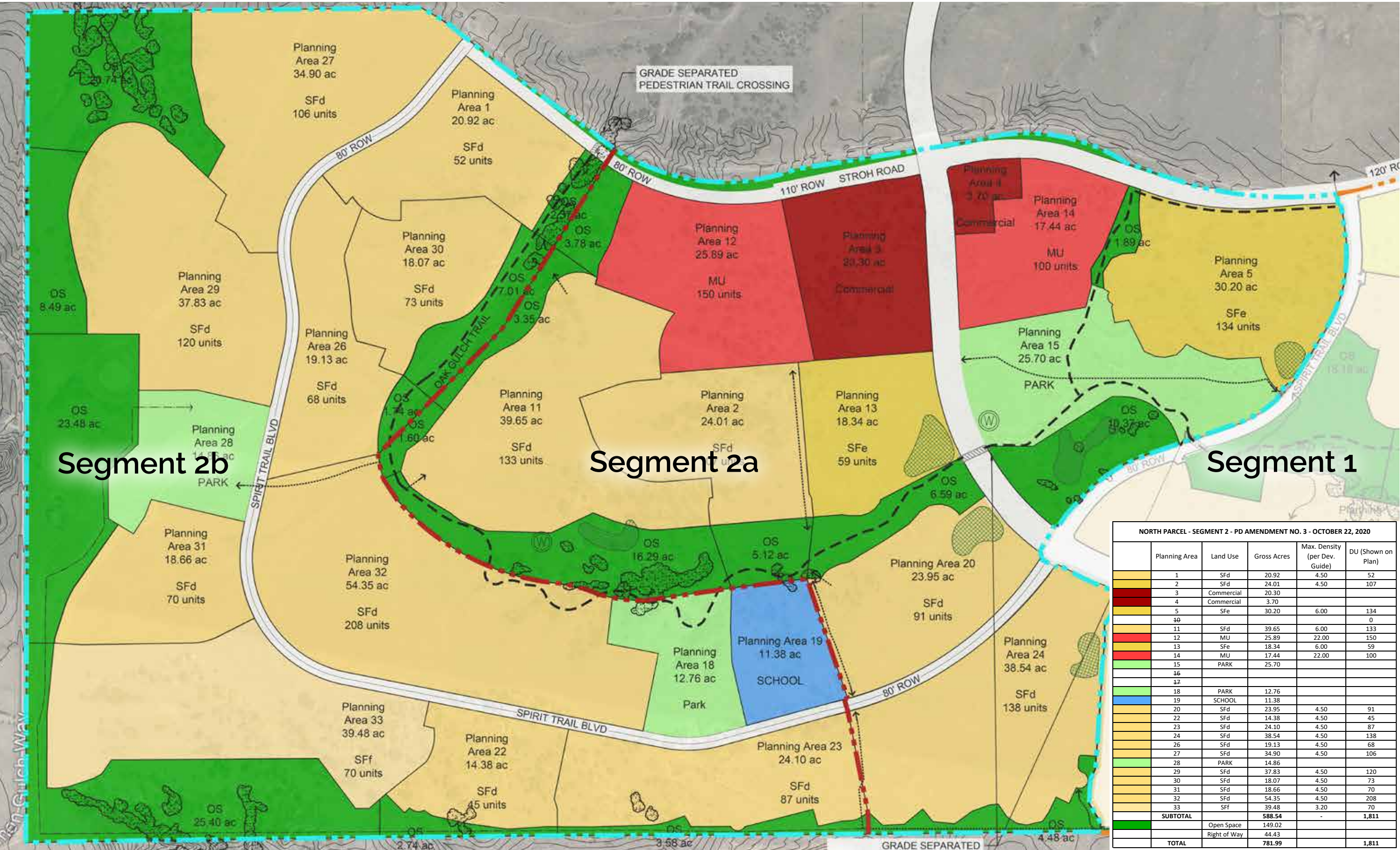
TABLE OF CONTENTS

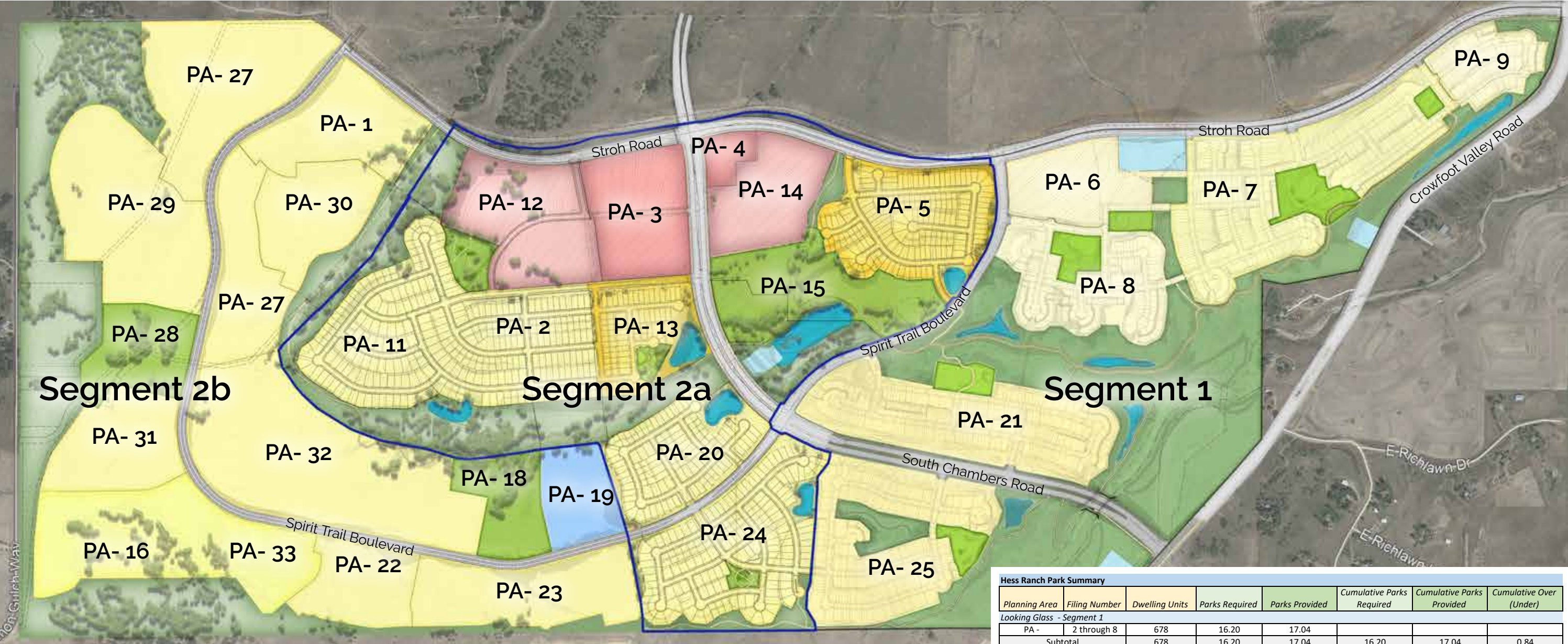
I. OVERALL PD AMENDMENT II & III	VI. PARK AMENITIES & ENLARGEMENTS- SEGMENT 2a
4. Overall Hess Ranch PD Amendment II & III	31. PA 15 Community Park Concept Plan
5. Overall Hess Ranch PD Amendment II	32. Filing 16 Park Concept Plan
6. Overall Hess Ranch PD Amendment III- 2a & 2b	33. Filing 13 Park Enlargement Plan
	34. Filing 15 Park Enlargement Plan
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8. Looking Glass Segment 1 Parks and Open Space	36. PA 28 Community Park Site Analysis
9. Looking Glass Segment 2a Parks & Open Space	37. PA 18 Community Park Site Analysis
10. Looking Glass Segment 2a & 2b Parks & Open Space	38. Conclusion
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21. Looking Glass Segment 1- Active Amenity Graphics	
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23. Looking Glass Segment 2b- Community Park Checklists	
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25. Filing 2 Park A Enlargement Plan	
26. Filing 2 Park B Enlargement Plan	
27. Filing 5 Park A Enlargement Plan	
28. Filing 5 Park B Enlargement Plan	
29. Filing 6 Park Enlargement Plan	
30. Filing 7 Park Enlargement Plan	











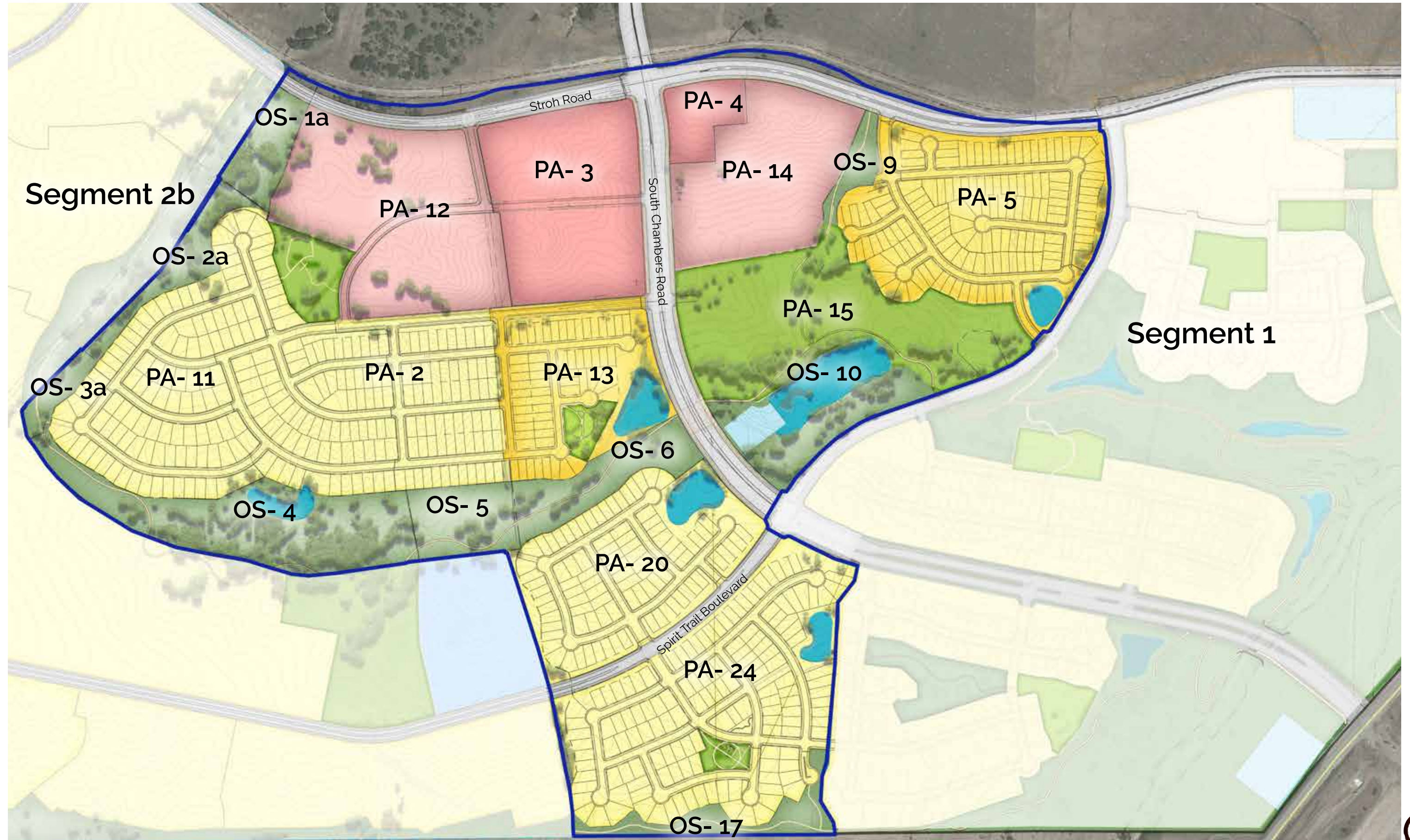
Hess Ranch	Parks Required	Parks Provided	Open Spaces Provided	Percent OS of Gross Acres	Dwelling Units	Gross Acres
Trails at Crowfoot						
PD Amendment 1 (Trails)	21.27	23.45	101.63	25%	890	400.1
Looking Glass						
PD Amendment 2 (Segment 1)	16.20	17.04	136.25	39%	678	353.86
PD Amendment 3 (Segment 2a)	21.80	32.06	53.47	16%	912	342.86
Subtotal	38.00	49.10	189.72	27%	1590	696.72
PD Amendment 3 (Segment 2b)	21.49	27.62	95.55	22%	899	439.13
Total	59.49	76.72	285.27	25%	2489	1135.85
Grand Total						
Grand Total	80.76	100.17	386.90	25%	3379	1535.95
Required per Annexation Agreement	67.28		384.4		3379 units allowed	

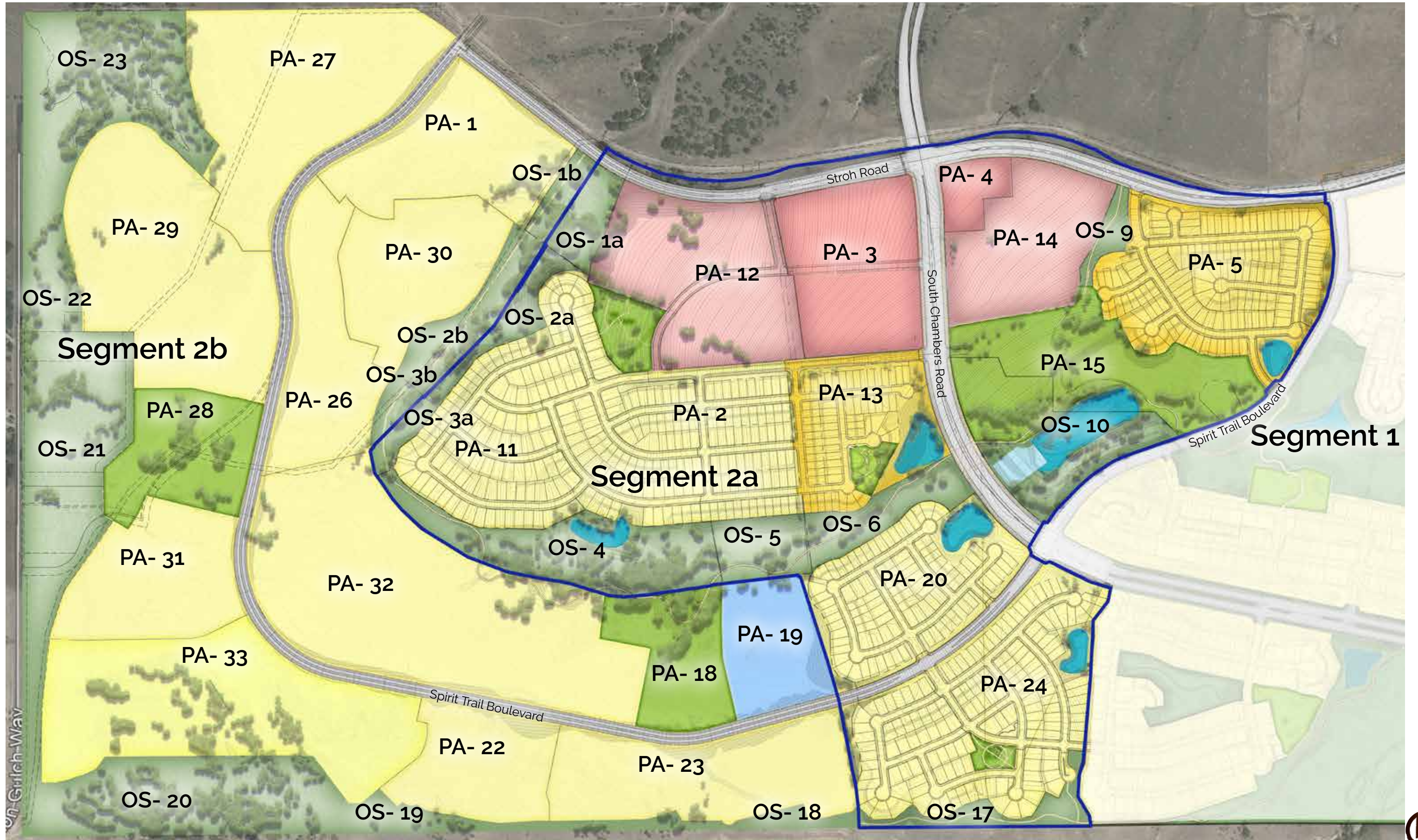
Hess Ranch Park Summary							
Planning Area	Filing Number	Dwelling Units	Parks Required	Parks Provided	Cumulative Parks Required	Cumulative Parks Provided	Cumulative Over (Under)
Looking Glass - Segment 1							
PA - 2 through 8		678	16.20	17.04			
Subtotal		678	16.20	17.04	16.20	17.04	0.84
Looking Glass - Segment 2a							
PA - 15		0	0.00	25.7	16.20	42.74	26.54
PA - 2		107	2.56	3.81	18.76	46.55	27.79
PA - 5		134	3.20		21.96	46.55	24.59
PA - 24		138	3.30	1.05	25.26	47.6	22.34
PA - 20		91	2.17		27.44	47.6	20.16
PA - 13		59	1.41	1.5	28.85	49.1	20.25
PA - 12		150	3.59		32.43	49.1	16.67
PA - 11		133	3.18		35.61	49.1	13.49
PA - 14		100	2.39		38.00	49.1	11.10
Subtotal		912	21.80	32.06	38.00	49.1	11.10
Looking Glass - Segment 2b							
PA - 28				14.86	38.00	63.96	25.96
PA - 18				12.76	38.00	76.72	38.72
PA - Future Filings		899	21.49		59.49	76.72	17.23
Subtotal		899	21.49	27.62	59.49	76.72	17.23
Total		2489	59.49	76.72	59.49	76.72	17.23
Trails at Crowfoot							
PA - 34-47		890	21.27	18.10			
				5.35			
Total		890	21.27	23.45			
Grand Total		3379	80.76	100.17			
Parks required per the Annexation Agreement				67.28			
Community Served Parks				71.42			

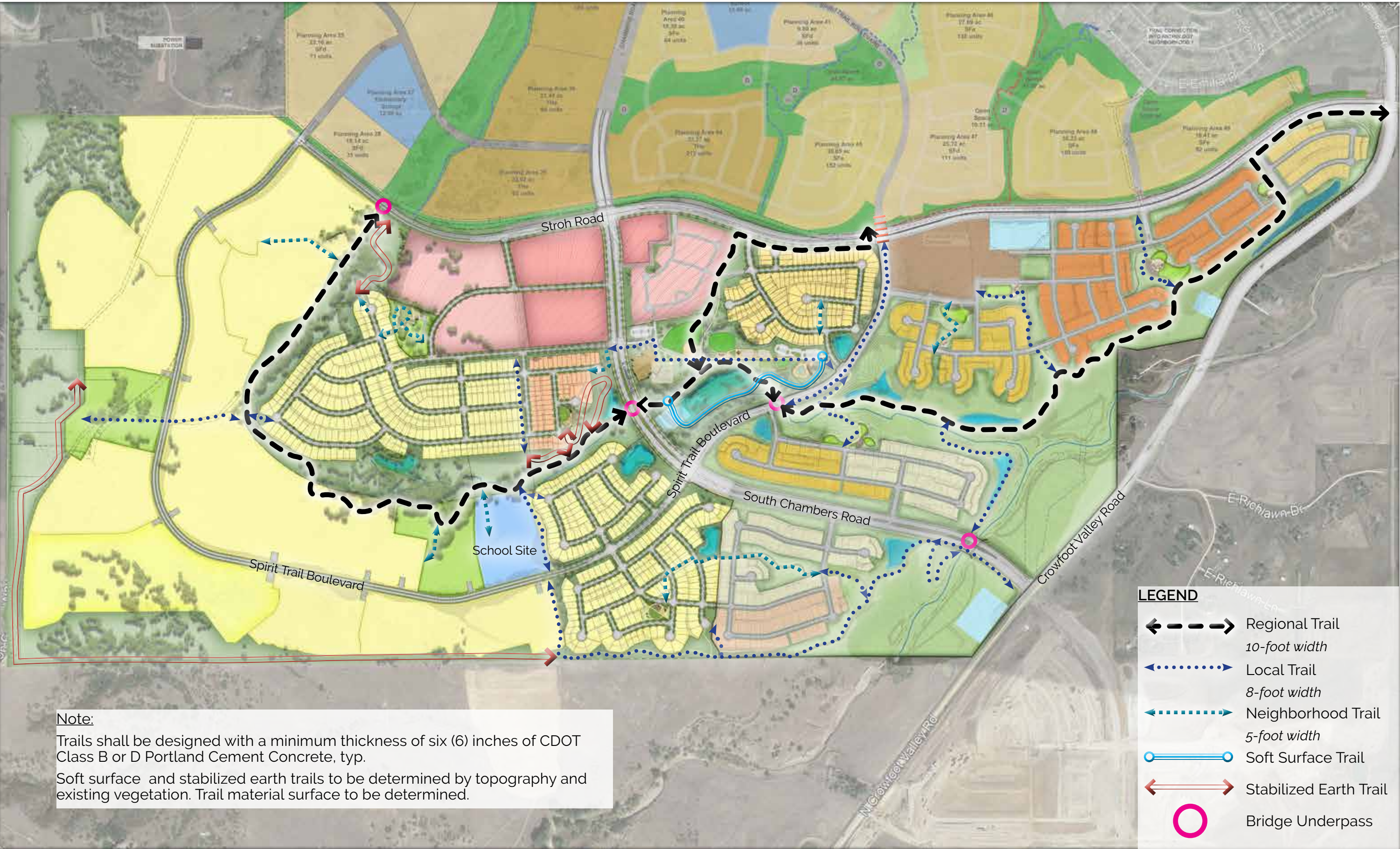


Hess Ranch Development Plan_Parks and Open Space							
Planning Area	Development Units	Planning Area Acres	Park Area	Provided Park Area	Open Space Area	Open Space Acres Approved PD	Open Space Acres Proposed PD
6	90	17.99	2.15	1.51	12	7.36	7.06
7	206	52.84	4.92	5.6	13	19.24	13.24
8	82	28.02	1.96	3.29	14	55.52	57.72
9	51	11.65	1.22	1	15	3.26	3.9
21	129	41.28	3.08	3.11	11	11.55	15.18
25	120	36.86	2.87	2.54	16	29.93	39.15
TOTAL	678	188.64	16.2	17.05		126.86	136.25











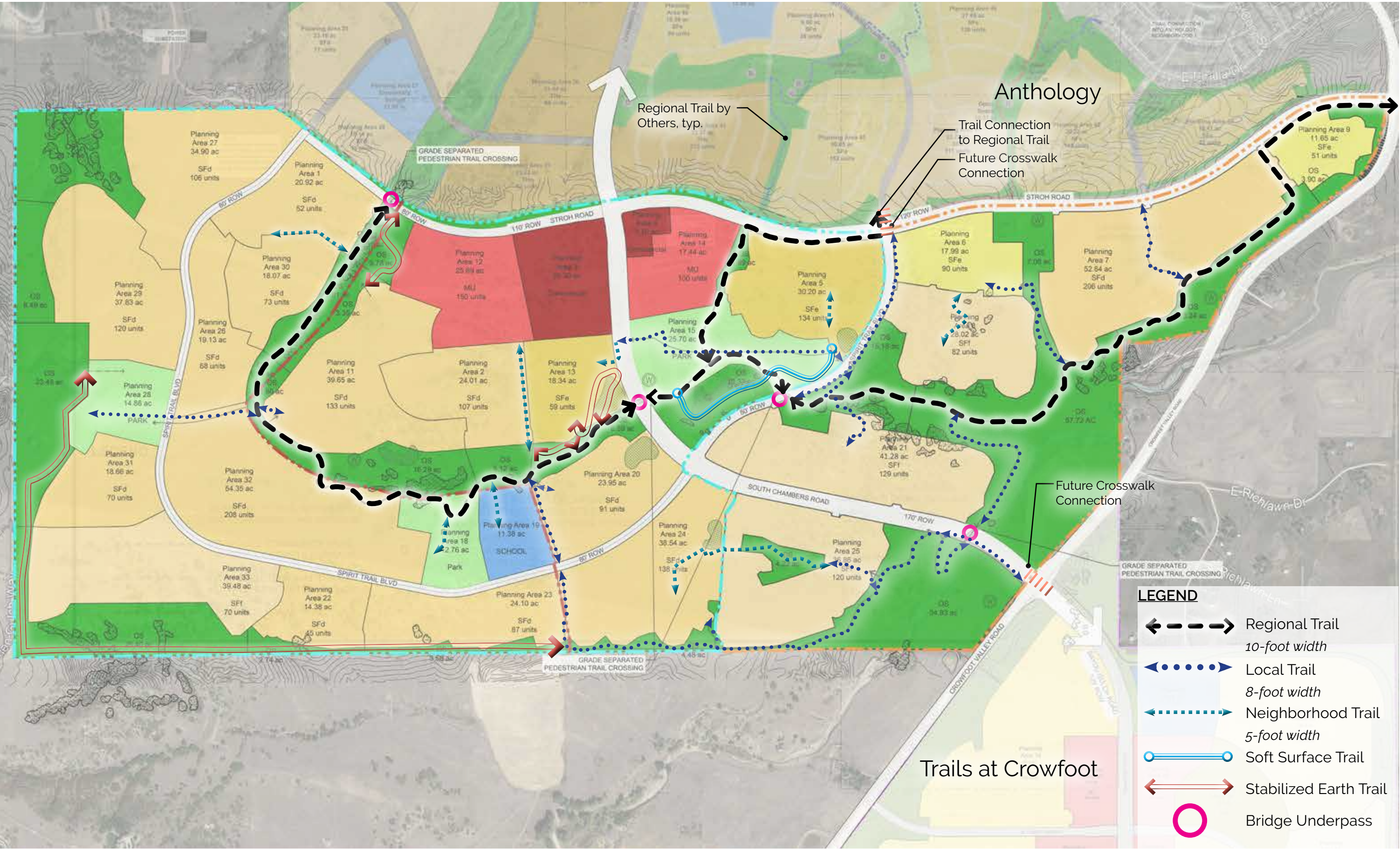
LEGEND

- ◄ --- ► Regional Trail
10-foot width
- ◄ ► Local Trail
8-foot width
- ◄ ► Neighborhood Trail
5-foot width
- ◄ ► Soft Surface Trail
- ◄ ► Stabilized Earth Trail
- ◯ Bridge Underpass

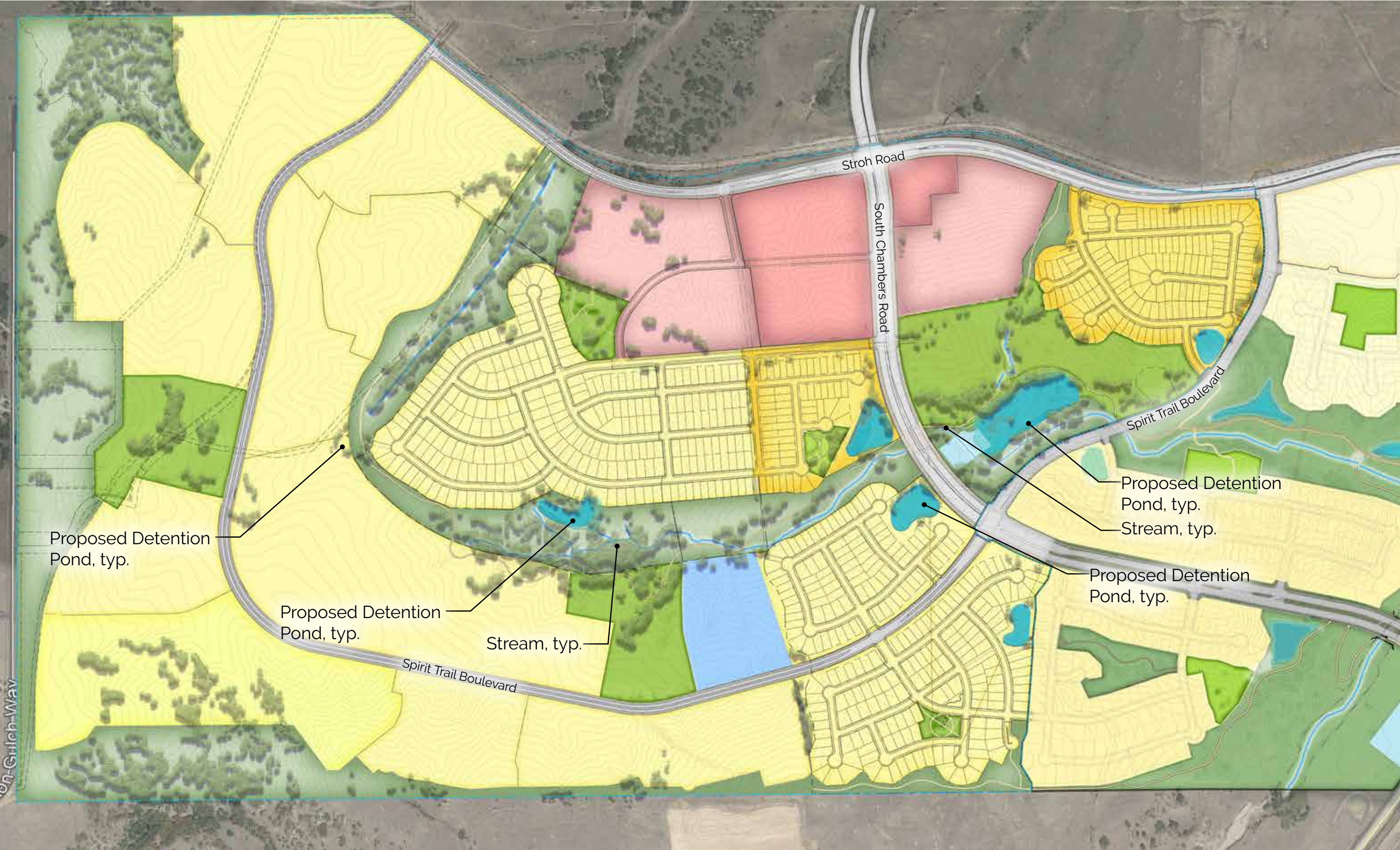


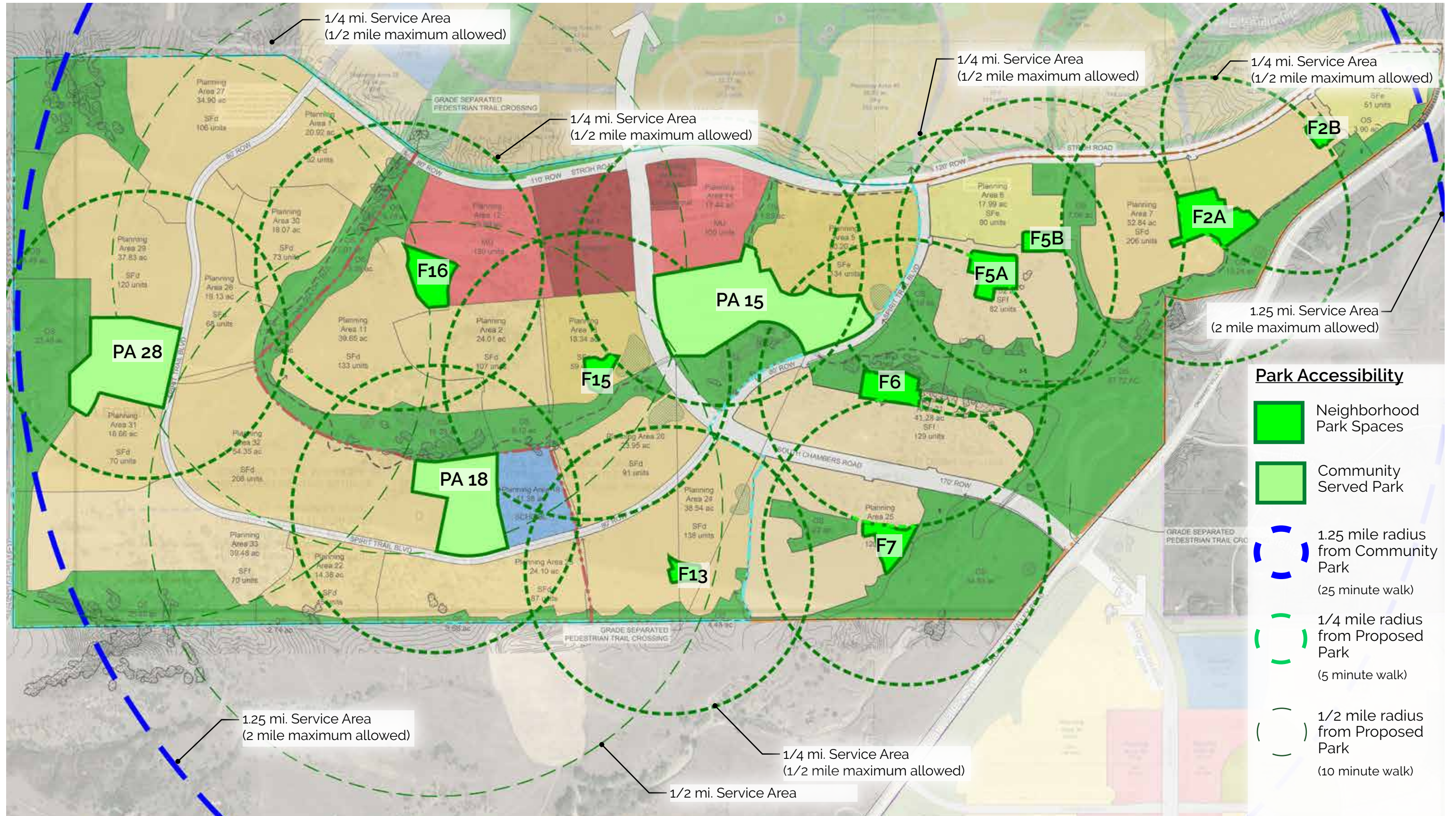












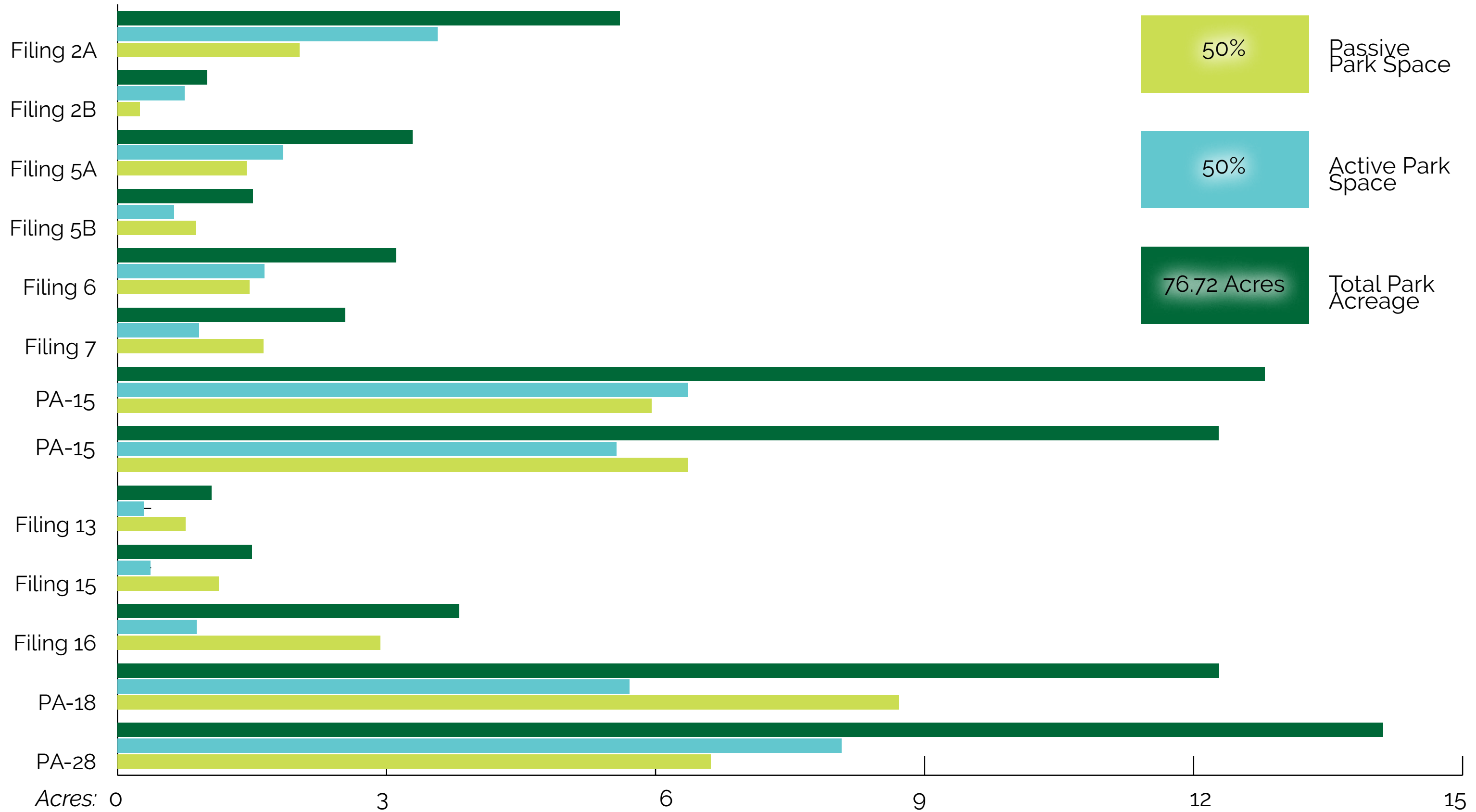
Park Accessibility

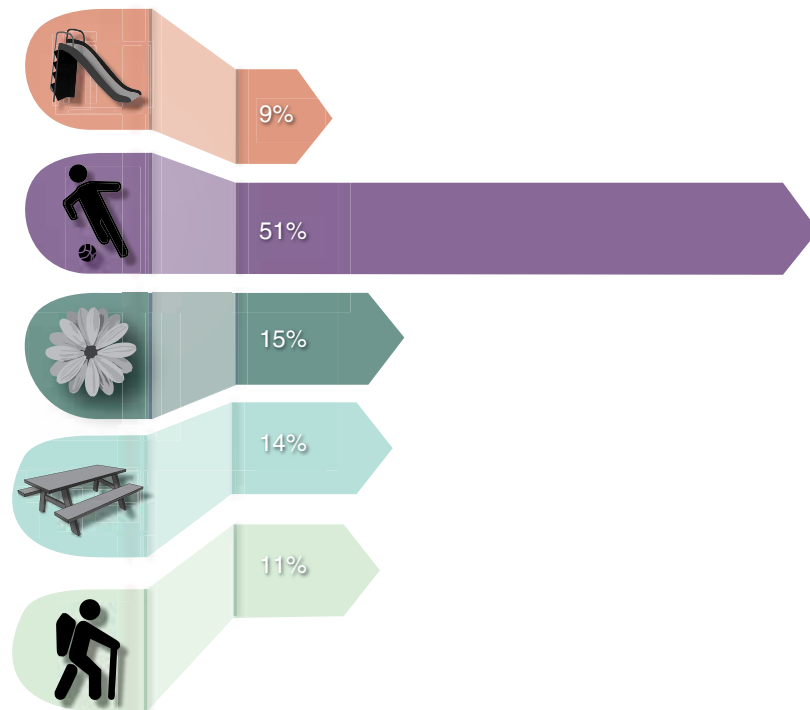
- Neighborhood Park Spaces
- Community Served Park
- 1.25 mile radius from Community Park (25 minute walk)
- 1/4 mile radius from Proposed Park (5 minute walk)
- 1/2 mile radius from Proposed Park (10 minute walk)

Conceptual neighborhood park required per code for Segment 2b. Park sizes and locations to be determined at Sketch / Preliminary Plan for Segment 2b.

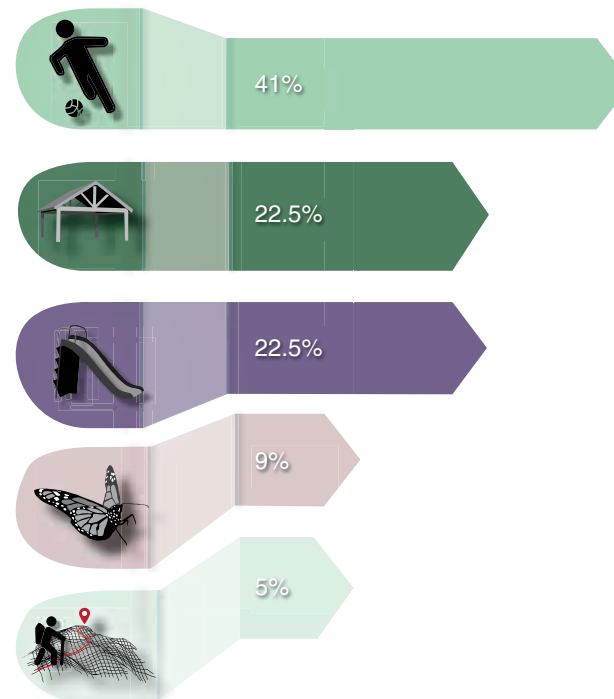




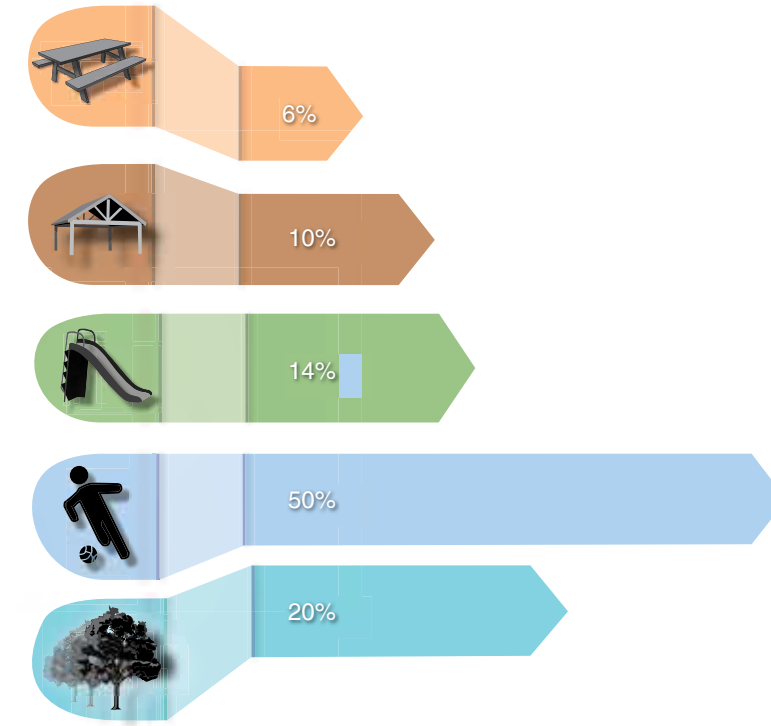




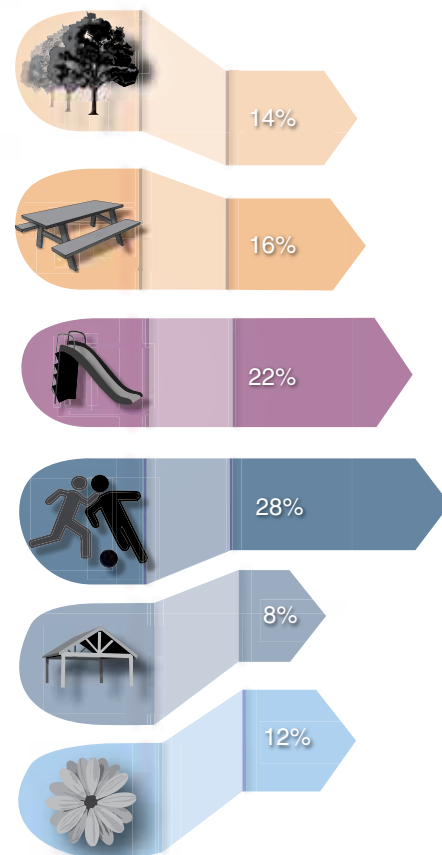
Filing 2 Park A - Active Amenities Offered



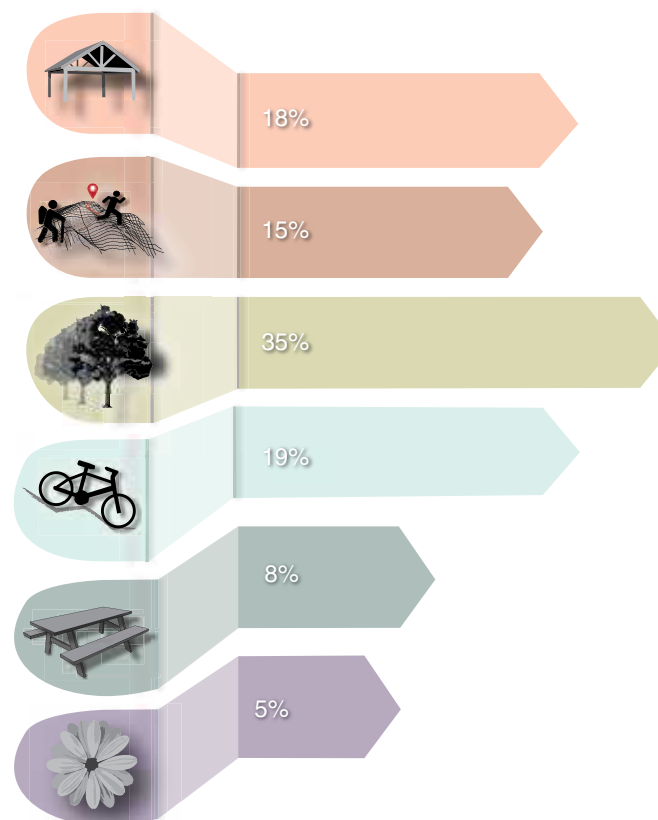
Filing 2 Park B- Active Amenities Offered



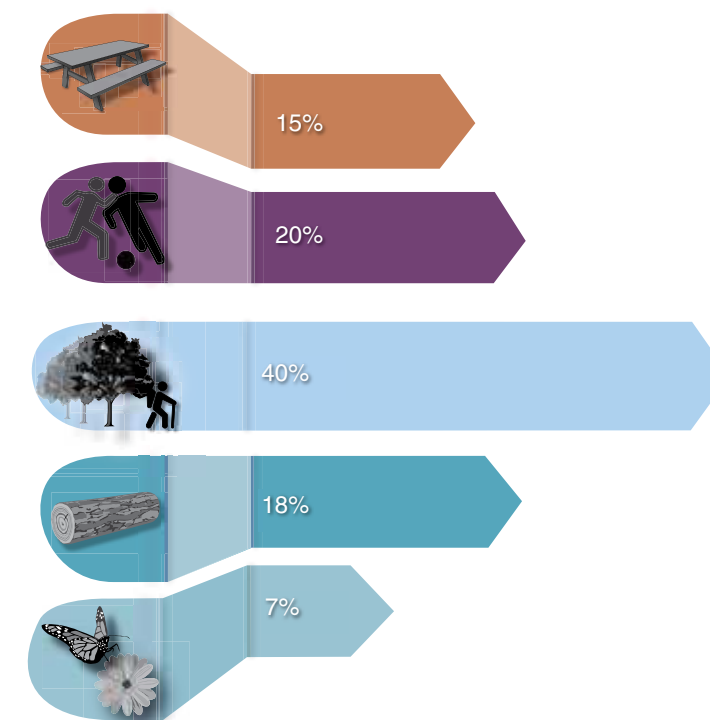
Filing 5 Park A- Active Amenities Offered



Filing 5 Park B- Active Amenities Offered



Filing 6 Park- Active Amenities Offered



Filing 7 Park- Active Amenities Offered

Community-Serving Park Requirements:		PA-15 (25.7 acres)
#	Requirements	Section 13.07.140(c)10
Required amenities for all parks.		Required / Provided
1	Landscaping	✓
2	Tables and Seating	✓
3	Internal access pathway	✓
4	Open turf play areas	✓
5	Universal and inclusive play elements	✓
6	Dog waste stations (3)	✓
7	Trash receptacle (3)	✓
All community-serving parks shall provide:		
9 a)	Large Shelter (31-100 users)	✓
9 b)	Loop path with mileage markers	✓
9 c)	Large Destination Play Area	✓
9 d)	Programmed Space	✓
9 e)	Drinking fountain	✓
9 f)	Diamond or Rectangular Ball Field	✓
9 g)	Two Sport Courts	✓
9 h)	Bike rack and repair station	✓
9 i)	Restrooms	✓
9 j)	Barbecues	✓
9 k)	Off-Street Parking	✓

Options for Parks and Open Space Amenities

Category 1	Gathering Spaces & Self-directed Group Activities	Section 13.07.140(c)10	Section 13.07.140A
	Gardens	Required / Provided	Pick 1
1.1	Gardens: Arboreta / decorative		✓
1.1	Gardens: Community garden / raised garden		
	Gathering and Social Space	Required / Provided	Pick 1
1.2	Amphitheater		
1.2	Festival / event space		
1.2	Outdoor nature classroom		
1.2	Outdoor performance space / stage		✓
1.2	Programmable space	✓	
1.2	Seating and tables	✓	
1.2	Shelter (31-100 users)	✓	
	Interpretive and Placemaking	Required / Provided	Pick 1
1.3	Interactive, functional, or visual art		
1.3	Interpretive signage or elements		
1.3	Site design theme		✓
	Outdoor Specialized	Required / Provided	Pick 1
1.4	Activity hubs (ping pong, foosball, chess table, cornhole, etc.)		
1.4	Bike park, skills area, or pump track		
1.4	Climbing spire or wall		
1.4	Disc golf course		
1.4	Dog off-leash area (fenced)		✓
1.4	Horseshoe pit		
1.4	Skate park		

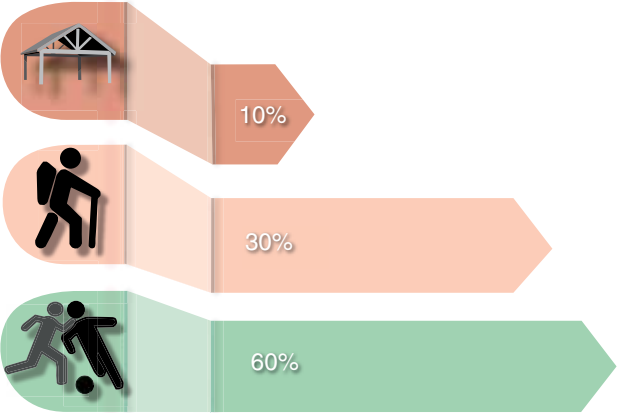
Category 2	Active Uses	Section 13.07.140(c)10	Section 13.07.140A
	Paths, Trails, and Trailheads	Required / Provided	1 per Acre
2.1	Greenway connection or trailhead		+3
2.1	Hard-surfaced multi-use trail		+2
2.1	Internal access pathway	✓	
2.1	Loop path (with mileage markers)	✓	
2.1	Soft-surface jogging / hiking trail		
2.1	Soft-surface equestrian or bike trail		
	Play Space and Equipment	Required / Provided	1 per Acre
2.2	Climbing structure or boulders		+2
2.2	Nature play features		+1
2.2	Open turf play area	✓	
2.2	Playground, small-scale		+1
2.2	Play area, large destination-scale	✓	
2.2	Thematic play features		+2
2.2	Universal and inclusive play elements	✓	
2.2	Zip line		
	Sports and Fitness	Required / Provided	1 per Acre
2.3	Artificial turf field, multi-purpose		+1
2.3	Ball field (baseball, softball, or multi-use)	✓	
2.3	Field with lighting		
2.3	Outdoor fitness equipment		
2.3	Specialty sport field or stadium		
2.3	Sport court	✓ (2)	+2
2.3	Tournament sport court		
Category 3	Support Amenities	Section 13.07.140(c)10	Section 13.07.140A
	Support Amenities	Required / Provided	Additional*
3.1	Barbecues, single or dual with ash disposal	✓ (2)	+2
3.1	Bike rack and repair station	✓ (1)	+1
3.1	Dog waste station	✓ (3)	+4
3.1	Drinking fountain	✓	
3.1	Parking, off-street	✓ (1)	+1
3.1	Parking, on-street		
3.1	Restroom, portable (screened)		
3.1	Restroom, permanent (full or vault)	✓	
3.1	Signage (identification)	✓	
3.1	Trash Receptacles	✓ (3)	+3
Category 4	Specialized Facilities	Section 13.07.140(C)10	Section 13.07.140A
	Aquatics and Water Access		Pick 1
4.1	Splash pad or water play feature		
4.1	Swimming pool		✓
	Aquatics and Water Access		
4.2	Activity building / clubhouse		+1
4.2	Environmental education center		
4.2	Recreation center or fieldhouse		

* IN ORDER TO MEET THE NUMBER OF ELEMENTS REQUIRED; EXTRA BBQ, BIKE RACKS, PET WASTE STATIONS AND TRASH RECEPTACLES WILL BE ADDED FOR THE COMMUNITY PARK.



Planning Area 18 Community Park-
Amenities Offered

(Filing number to be determined at Sketch
Preliminary Plan)

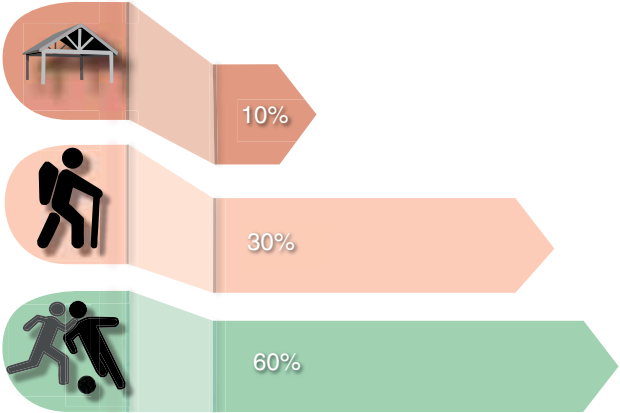


Community-Serving Park Requirements:		PA-18 (12.76 acres)
#	Requirements (Section 13.07.140(c)10)	Required / Provided
Required amenities for all parks.		
1	Landscaping	✓
2	Tables and Seating	✓
3	Internal access pathway	✓
4	Open turf play areas	✓
5	Universal and inclusive play elements	✓
6	Dog waste stations (3)	✓
7	Trash receptacle (3)	✓
All community-serving parks shall provide:		
9 a)	Large Shelter	✓
9 b)	Loop path with mileage markers	✓
9 c)	Large Destination Play Area	✓
9 d)	Programmed Space	✓
9 e)	Drinking fountain	✓
9 f)	Diamond or Rectangular Ball Field	✓
9 g)	Two Sport Courts	✓
9 h)	Bike rack and repair station	✓
9 i)	Restrooms	✓
9 j)	Barbecues	✓
9 k)	Off Street Parking	✓
Category	Additional Amenities (Section 13.07.140A)	Required / Provided
1.1	Gardens	*
1.2	Gathering and Social Space	*
1.3	Interpretive and Placemaking	*
1.4	Outdoor Specialized	*
2.1	Paths, Trails, and Trailheads	*
2.2	Play Space and Equipment	*
2.3	Sports and Fitness	*
3	Support Amenities	*
4	Specialized Facilities	*

* Options for Parks and Open Space Amenities to be determined at P.T.OS Amendment 3 for Segment 2b.

Planning Area 28 Community Park-
Amenities Offered

(Filing number to be determined at Sketch
Preliminary Plan)



Community-Serving Park Requirements:		PA-28 (14.86 acres)
#	Requirements (Section 13.07.140(c)10)	Required / Provided
Required amenities for all parks.		
1	Landscaping	✓
2	Tables and Seating	✓
3	Internal access pathway	✓
4	Open turf play areas	✓
5	Universal and inclusive play elements	✓
6	Dog waste stations (3)	✓
7	Trash receptacle (3)	✓
All community-serving parks shall provide:		
9 a)	Large Shelter	✓
9 b)	Loop path with mileage markers	✓
9 c)	Large Destination Play Area	✓
9 d)	Programmed Space	✓
9 e)	Drinking fountain	✓
9 f)	Diamond or Rectangular Ball Field	✓
9 g)	Two Sport Courts	✓
9 h)	Bike rack and repair station	✓
9 i)	Restrooms	✓
9 j)	Barbecues	✓
9 k)	Off Street Parking	✓
Category	Additional Amenities (Section 13.07.140A)	Required / Provided
1.1	Gardens	*
1.2	Gathering and Social Space	*
1.3	Interpretive and Placemaking	*
1.4	Outdoor Specialized	*
2.1	Paths, Trails, and Trailheads	*
2.2	Play Space and Equipment	*
2.3	Sports and Fitness	*
3	Support Amenities	*
4	Specialized Facilities	*

* Options for Parks and Open Space Amenities to be determined at P.T.OS Amendment 3 for Segment 2b.



Neighborhood Park Requirements:		Filing 13 (1.05 acres)
#	Requirements Section 13.07.140(c)10	Required / Provided
Required amenities for all parks.		
1	Landscaping	✓
2	Tables and Seating	✓
3	Internal access pathway	✓
4	Open turf play areas	✓
5	Universal and inclusive play elements	✓
6	Dog waste stations (3)	✓
7	Trash receptacle (3)	✓
All neighborhood parks shall provide:		
8	Small Shelter (5-10 users)	✓
Category	Additional Amenities Section 13.07.140A	Amenity Provided
1	Gathering and Self-directed Activities	Activity Hub
2.2	Active Uses	Nature Play Features
2.2	Active Uses	Small Playground
3	Support Amenity (1 per acre)	On street parking
4	Optional - Specialized Facilities	Not Required

Neighborhood Park Requirements:		Filing 15 (1.5 acres)
#	Requirements Section 13.07.140(c)10	Required / Provided
Required amenities for all parks.		
1	Landscaping	✓
2	Tables and Seating	✓
3	Internal access pathway	✓
4	Open turf play areas	✓
5	Universal and inclusive play elements	✓
6	Dog waste stations (3)	✓
7	Trash receptacle (3)	✓
All neighborhood parks shall provide:		
8	Small Shelter (5-10 users)	✓
Category	Additional Amenities Section 13.07.140A	Amenity Provided
1	Gathering and Self-directed Activities	Outdoor Nature Classroom
2.1	Active Uses	Greenway connection
2.2	Active Uses	Small Playground
3	Support Amenity (1 per acre)	On street parking
4	Optional - Specialized Facilities	Not Required

Neighborhood Park Requirements:		Filing 16 (3.81 acres)
#	Requirements Section 13.07.140(c)10	Required / Provided
Required amenities for all parks.		
1	Landscaping	✓
2	Tables and Seating	✓
3	Internal access pathway	✓
4	Open turf play areas	✓
5	Universal and inclusive play elements	✓
6	Dog waste stations (3)	✓
7	Trash receptacle (3)	✓
All neighborhood parks shall provide:		
8	Small Shelter (5-10 users)	✓
Category	Additional Amenities Section 13.07.140A	Amenity Provided
1	Gathering and Self-directed Activities	Horseshoe pit
2.2	Active Uses	Artificial Turf / Specialty Field
2.2	Active Uses	Bocce court
3	Support Amenity (1 per acre)	Barbecues
3	Support Amenity (1 per acre)	Off Street parking
3	Support Amenity (1 per acre)	On street parking
4	Optional - Specialized Facilities	Not Required





Filing 2 Park A/Planning Area 7 serves as a focal point of interest of Looking Glass. The park's proximity to entry drives and the regional trail, enables its amenities to be a structured, fully programmed park that includes a playground and shelter to host neighborhood events. A drainage swale through the park provides a natural amenity with a loop trail.

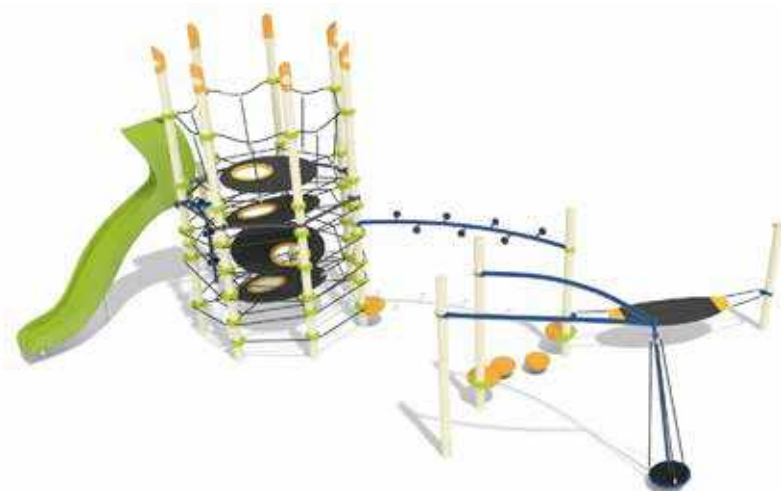
Potential Program Highlights

- Playground
- Play Field
- Park Shelter
- Loop trail
- Connectivity to Regional Trail and Open Space

Land Use

Acreage: 5.6
(Based on 206 Dwelling Units (DUs))





Filing 2 Park B/Planning Area 7 faces Stroh Road and is surrounded by family-oriented lots. The park is in close proximity to the Regional Trail. Highlights of the park include a tree allee, a playground, an open lawn large enough for informal volleyball, and a picnic shelter. The park is intended as a play area for families.

Potential Program Highlights

- Tree Allee
- Display Garden
- Playground
- Picnic Shelter
- Connectivity to Regional Trail and Open Space

Land Use

Acreage: 1.0
(Based on 51 DUs)









Filing 5 Park A/ Planning Area 8 serves as a point of interest in Looking Glass. Due to the park's proximity to entry drives, regional trail access, and terrain, the park boasts a play field and playground, as well as a park shelter and picnic area while preserving existing vegetation.

Potential Program Highlights

- Playground
- Play Field
- Park Shelter
- Picnic Area
- Interpretive Signage
- Connectivity to Regional Trail and Open Space

Land Use

Acreage: 3.29
(Based on 82 DUs in PA 8)

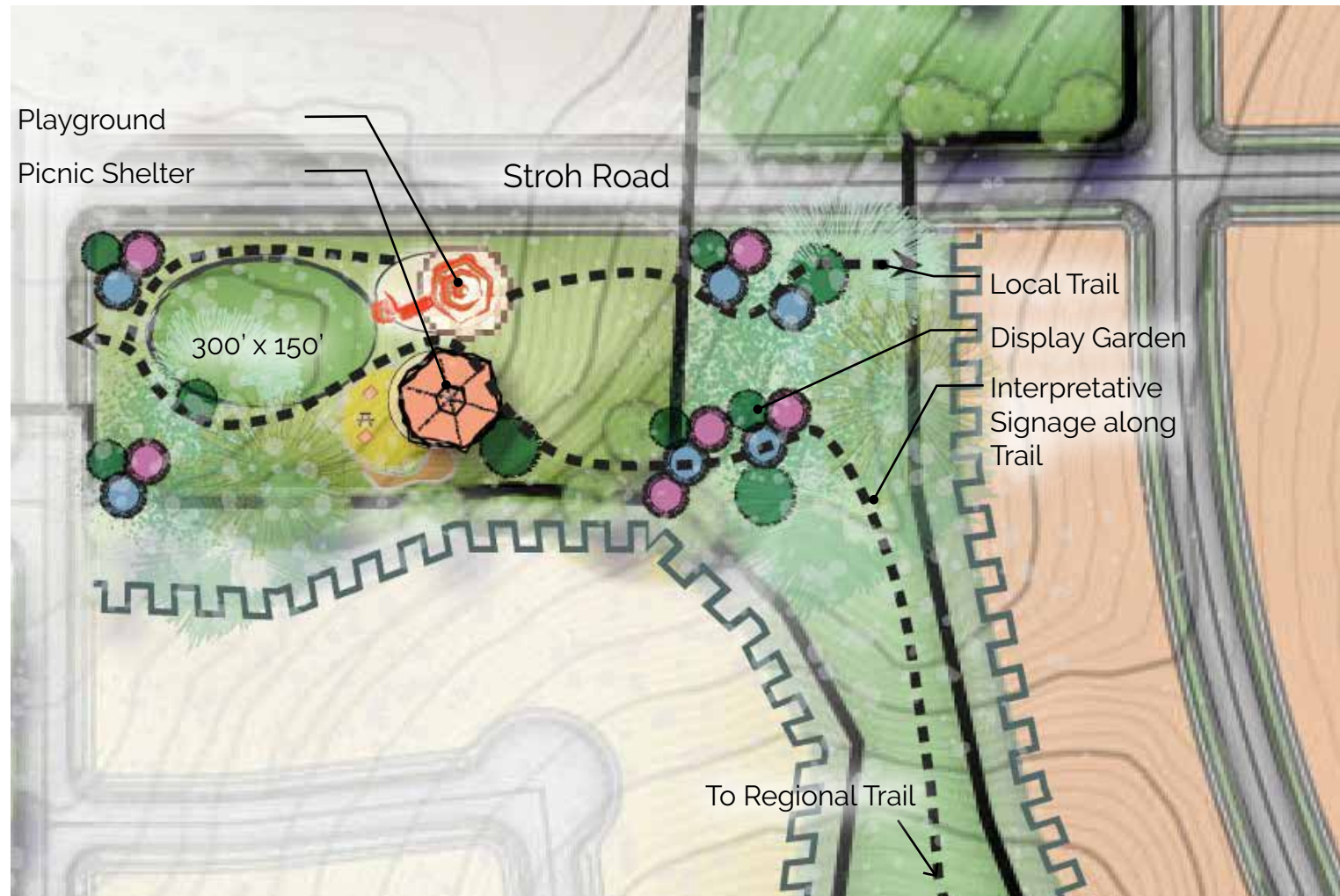












Filing 5 Park B/Planning Area 6 features a playground, community shelter and open play field. The park trail also connects to the regional trail to the south.

Potential Program Highlights

- Playground
- Picnic Shelter
- Interpretative Signage
- Display Garden
- Connectivity to Regional Trail and Open Space

Land Use

Acreage: 1.51
(Base on 90 DUs in PA 6)





Filing 6 Park/Planning Area 21 is framed by the Regional Trail and serves as a linear park with terrain that lends to a gathering area, a 'natural play' playground and an expanse of soft surface trails. To the northeast corner of the site there is a pump track. The site has mature vegetation and is adjacent to the Lemon Gulch tributary.

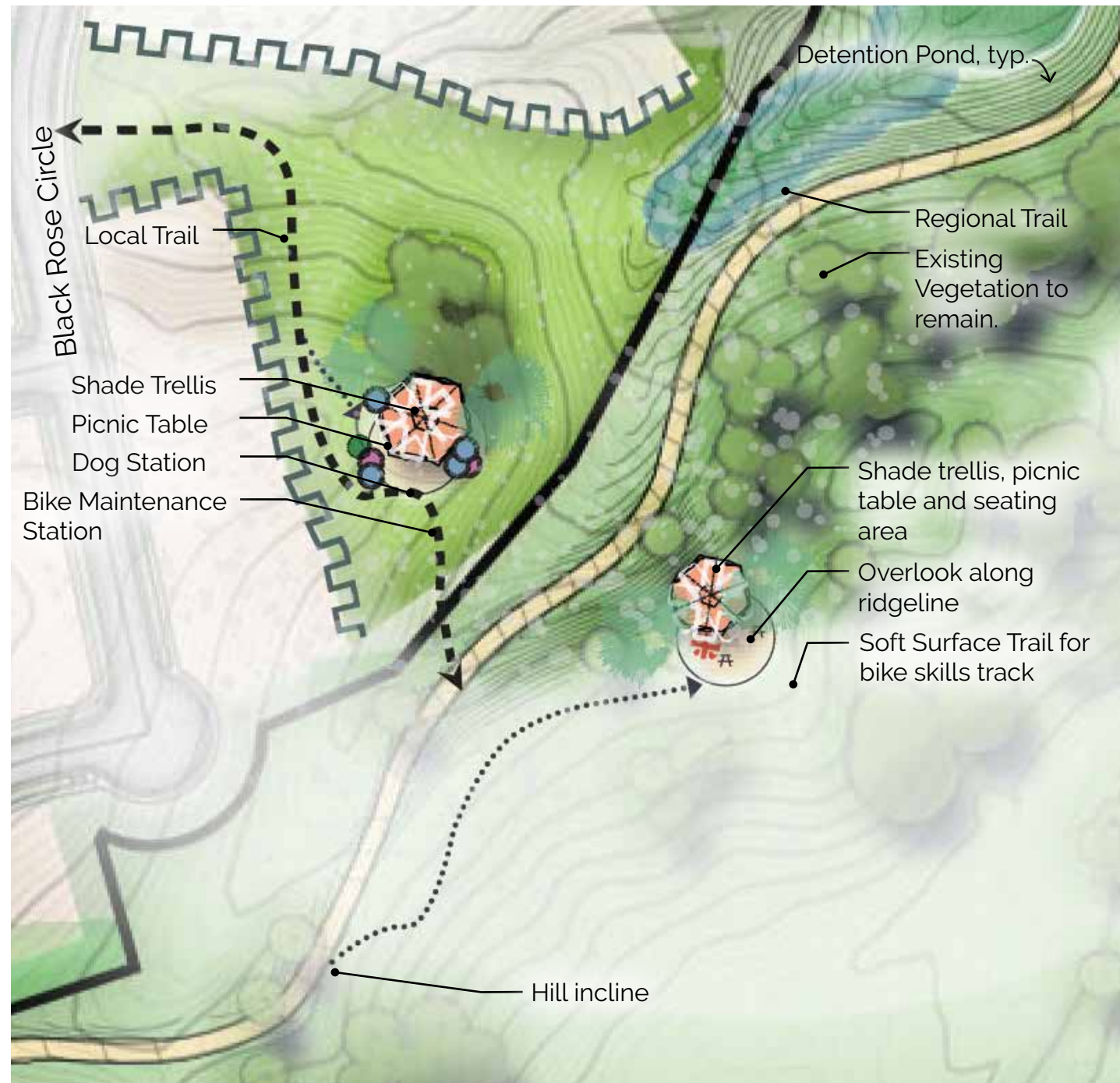
Potential Program Highlights

- Soft Surface Trails within Existing Vegetation
- 'Natural Play' Playground
- Picnic Shelter
- Connectivity to Regional Trail and Open Space

Land Use

Acreage: 3.11
(Based on 129 DUs)





Filing 7 Park /Planning Area 25 features a challenging expanse of landscape. Through preservation of existing trees along prominent ridge lines, views of Pike's Peak are highlighted through soft surface trails and a nature overlook. The gathering area provides a bike maintenance station before venturing onto the Regional Trail.



Potential Program Highlights
-Hiking/Running Trails with Interpretative Signage
-Gathering Area
-Scenic Overlook
-Bike Maintenance Station
-Connectivity to Regional Trail and Open Space

Land Use
Acreage: 2.54
(Based on 120 DUs)







Filing 16 Park /Planning Area 11 is a park programmed for active adults. The clubhouse and outdoor dining area sit on top of a hill, looking out over the neighborhood and providing a great place for onlookers to witness friends participating in friendly competition.

- Potential Program Highlights
- Clubhouse
 - Off Street Parking
 - Outdoor Seating
 - Bocce
 - Croquet
 - Herb & Vegetable Gardens
 - Artificial Turf Area

Land Use
Acreage: 3.81



Filing 13 /Planning Area 24 provides an acre park for surrounding users with enhanced landscape, a playground, picnic shelter and open lawn.

Potential Program Highlights

- Small Playground
- Shelter (5-10 users)
- Activity Hub
- Open Lawn

Land Use

Acreage: 1.05





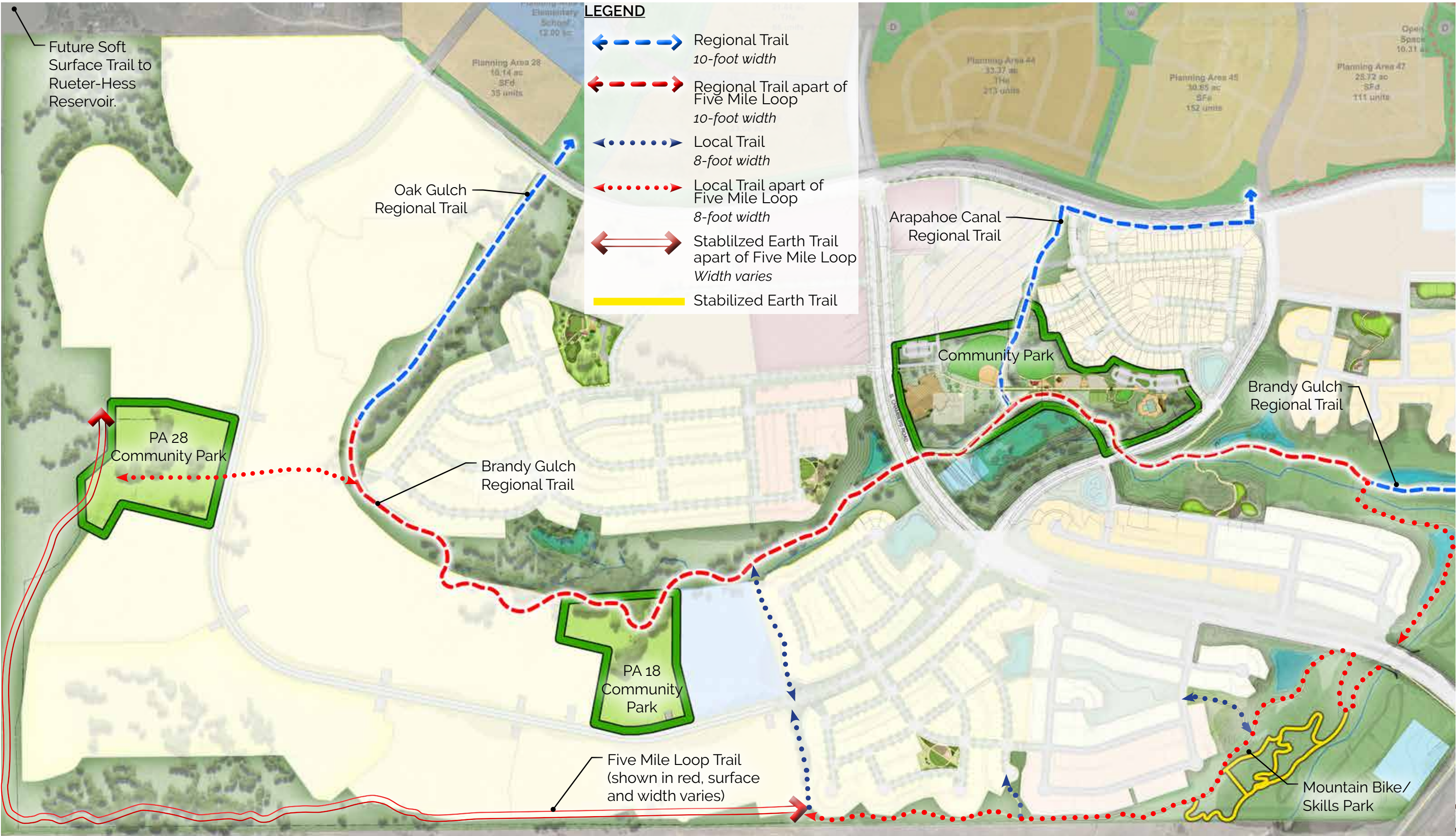
Filing 15 /Planning Area 13 provides a playground, picnic shelter and open lawn in close proximity to the regional trail.

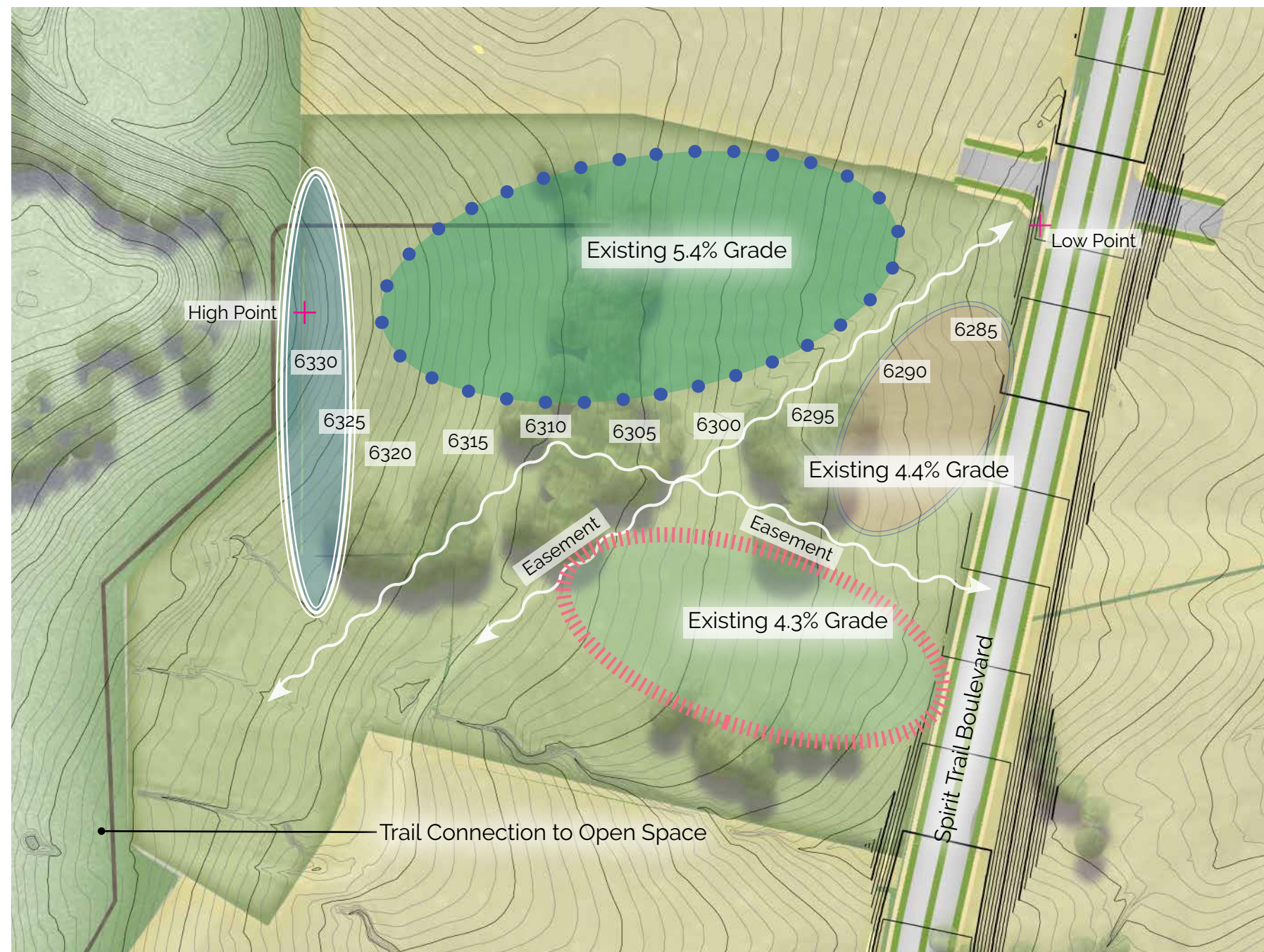
Potential Program Highlights

- Small Playground
- Shelter (5-10 users)
- Greenway Connection
- Open Lawn
- On Street Parking

Land Use
Acreage: 1.5







Planning Area 28 is a proposed community-serving park. The existing topography of the area lends itself to play fields and additional programmable items without intensive grading.

- Potential Program Highlights
- Large Destination Playground
 - Multiple Play Fields

Land Use
Acreage: 14.86



This schematic plan is conceptual and final plan to be determined at the time of Sketch / Preliminary Plan Submittal. This Community-Serving Park shall meet all applicable code requirements including 13.07.140 and the corresponding checklists.



Planning Area 18 is a proposed community-serving park. The existing topography of the area lends itself to play fields and additional programmable items without intensive grading.

Potential Program Highlights
-Large Destination Playground
-Multiple Play Fields

Land Use
Acreage: 12.76

Potential Connection to Regional Trail

Existing mature vegetation

2 acres with 5% + grades. Applicable programming could include soft surface trails, biking trails, and interpretative signage.

Existing drainage ways

4.5 acres at 4% +/- grades. Area favorable to programmed space, open lawn, gathering space, playground, and large shelter.

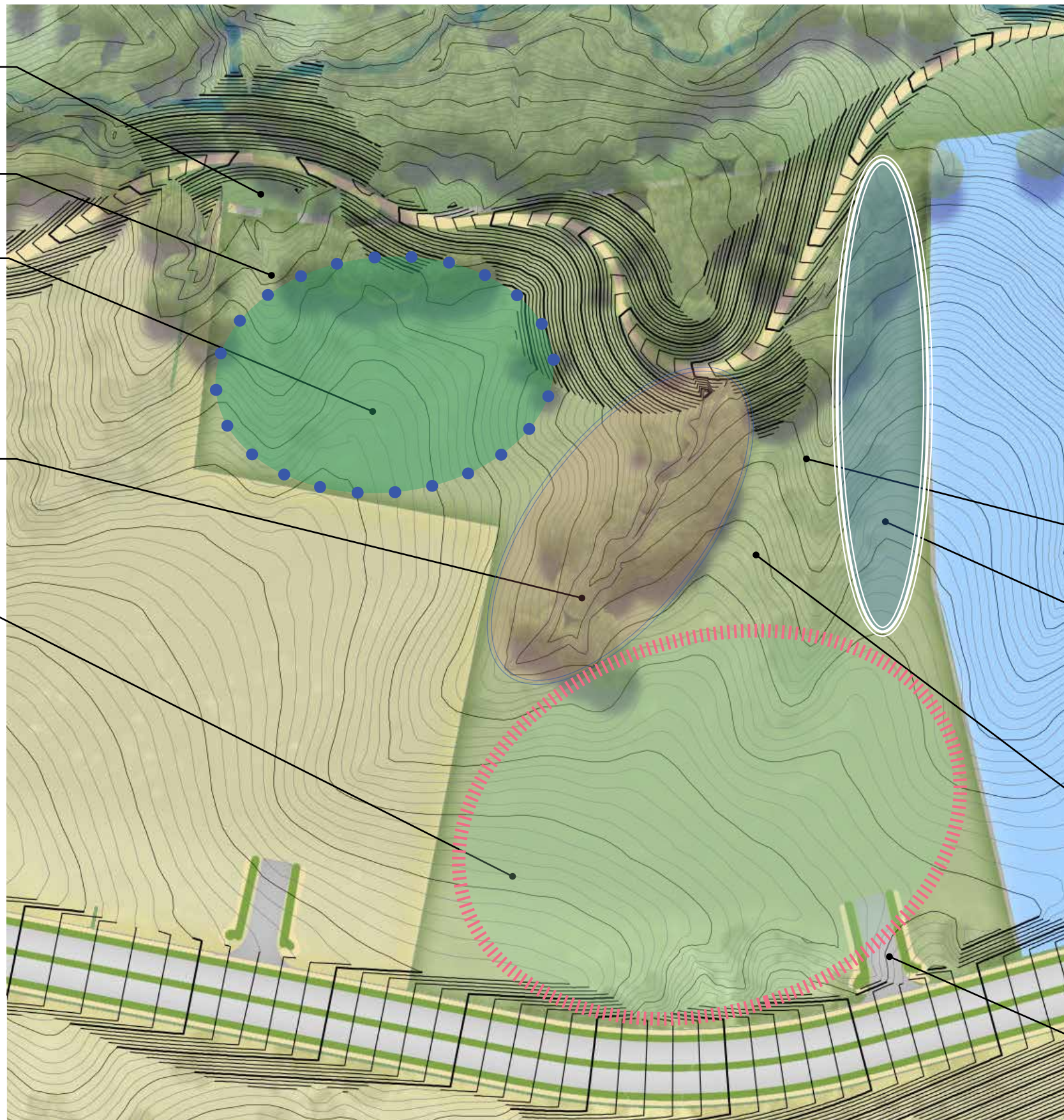
Existing mature vegetation

Programming constrained due to existing grades greater than 9.5%

Potential soft surface trail connection

Potential connection to collector road.

This schematic plan is conceptual and final plan to be determined at the time of Sketch / Preliminary Plan Submittal. This Community-Serving Park shall meet all applicable code requirements including 13.07.140 and the corresponding checklists.





ORDINANCE NO. 3.315.3, Series of 2020

TITLE: A BILL FOR AN ORDINANCE TO AMEND THE HESS RANCH DEVELOPMENT, TOWN OF PARKER, COLORADO, PD DEVELOPMENT GUIDE – SECOND AMENDMENT, PURSUANT TO THE TOWN OF PARKER LAND DEVELOPMENT ORDINANCE, AND AMENDING THE ZONING ORDINANCE AND MAP TO CONFORM THEREWITH

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS:

Section 1. Finding of Fact.

a. Application has been made for amending the PD-Planned Development zoning for the “Hess Ranch Development, Town of Parker, Colorado, PD Development Guide – Second Amendment,” approved by the Town Council on November 6, 2017, and recorded in the Office of the Douglas County Clerk and Recorder’s Office on August 22, 2019, at Reception No. 2019052295, pursuant to the Town of Parker Land Development Ordinance.

b. Public notice has been given of such zoning by publication on the Town’s website at least fifteen (15) days prior to the public hearing of such zoning.

c. Written notice was sent by first class mail to all owners of property that abut the Property, at least fifteen (15) days prior to the public hearing.

d. Notice of such proposed hearing was posted on the Property for fifteen (15) consecutive days prior to said hearing.

e. The requirements contained in Section 13.04.240(b) of the Parker Land Development Ordinance for amending the PD-Planned Development zoning the property described in **Exhibit 1**, which is attached hereto and incorporated by this reference (the “Property”), have been satisfied.

Section 2. The Hess Ranch Development, Town of Parker, Colorado, PD Development Guide – Second Amendment for the Property is hereby amended as provided in the “Hess Ranch Development, Town of Parker, Colorado, PD Development Guide – Third Amendment,” which is attached hereto as **Exhibit 2** and incorporated by this reference (the “Third Amendment”). The uses permitted for the Property are specifically described in the Third Amendment.

Section 3. The Zoning Ordinance and Zoning Map are hereby amended to conform with the zoning change to the property.

Section 4. Approval of this Ordinance does not create a vested property right. Vested property rights may arise and accrue pursuant to the provisions of Ordinance No. 3.65.1, as amended, of the Town of Parker.

Section 5. **Safety Clause.** The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 6. **Severability.** If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 7. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2020.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2020.

Mike Waid, Mayor

ATTEST:

Carol Baumgartner, Town Clerk

APPROVED AS TO FORM:

James S. Maloney, Town Attorney

Exhibit 1 (Legal Description)

SEGMENT 1:

A PARCEL OF LAND BEING A PART OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST AND A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4, THENCE SOUTH 89 DEGREES 30 MINUTES 05 SECONDS WEST, A DISTANCE OF 73.04 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF CROWFOOT VALLEY ROAD, AS RECORDED IN THE DOUGLAS COUNTY SURVEYOR'S LAND SURVEY PLATS/RIGHT-OF-WAY SURVEYS, SURVEY NO. LSP-2474, SAID POINT ALSO BEING **THE POINT OF BEGINNING**;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID CROWFOOT VALLEY ROAD THE FOLLOWING TEN (10) COURSES:

1) SOUTH 00 DEGREES 14 MINUTES 48 SECONDS WEST, A DISTANCE OF 84.10 FEET TO A POINT OF NON-TANGENT CURVATURE;

2) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREES 21 MINUTES 48 SECONDS, A RADIUS OF 885.12 FEET, AND AN ARC LENGTH OF 21.06 FEET, (CHORD BEARS SOUTH 00 DEGREES 57 MINUTES 17 SECONDS WEST, A DISTANCE OF 21.06 FEET);

3) SOUTH 13 DEGREES 41 MINUTES 33 SECONDS WEST, A DISTANCE OF 317.67 FEET TO A POINT OF NON-TANGENT CURVATURE;

4) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05 DEGREES 25 MINUTES 44 SECONDS, A RADIUS OF 787.50 FEET, AND AN ARC LENGTH OF 74.62 FEET, (CHORD BEARS SOUTH 17 DEGREES 03 MINUTES 01 SECONDS WEST, A DISTANCE OF 74.59 FEET) TO A POINT OF COMPOUND CURVATURE;

5) ALONG THE ARC OF SAID COMPOUND CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10 DEGREES 11 MINUTES 52 SECONDS, A RADIUS OF 885.00 FEET, AND AN ARC LENGTH OF 157.52 FEET, (CHORD BEARS SOUTH 32 DEGREES 13 MINUTES 49 SECONDS WEST, A DISTANCE OF 157.31 FEET);

6) SOUTH 52 DEGREES 22 MINUTES 39 SECONDS EAST, A DISTANCE OF 15.00 FEET TO A POINT OF NON-TANGENT CURVATURE;

7) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15 DEGREES 50 MINUTES 48 SECONDS, A RADIUS OF 900.00 FEET, AND AN ARC LENGTH OF 248.92 FEET, (CHORD BEARS SOUTH 45 DEGREES 18 MINUTES 01 SECONDS WEST, A DISTANCE OF 248.13 FEET);

8) SOUTH 53 DEGREES 13 MINUTES 25 SECONDS WEST, A DISTANCE OF 1,098.00 FEET TO A POINT OF CURVATURE;

9) ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 27 DEGREES 17 MINUTES 24 SECONDS, A RADIUS OF 1,010.00 FEET, AND AN ARC LENGTH OF 481.07 FEET, (CHORD BEARS SOUTH 39 DEGREES 34 MINUTES 43 SECONDS WEST, A DISTANCE OF 476.53 FEET);

10) SOUTH 25 DEGREES 56 MINUTES 01 SECONDS WEST, A DISTANCE OF 433.56 FEET TO A POINT ON THE NORTH LINE OF THE PARCEL OF LAND RECORDED AT RECEPTION NO. 9123329 OF THE AFOREMENTIONED RECORDS;

THENCE ALONG THE NORTH LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

1) SOUTH 79 DEGREES 16 MINUTES 42 SECONDS WEST, A DISTANCE OF 645.52 FEET;

2) NORTH 79 DEGREES 00 MINUTES 13 SECONDS WEST, A DISTANCE OF 197.45 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4;

THENCE SOUTH 00 DEGREES 17 MINUTES 15 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 314.41 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER;

THENCE SOUTH 00 DEGREES 15 MINUTES 54 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 1,041.28 FEET TO A POINT OF NON-TANGENT CURVATURE ON THE WESTERLY RIGHT-OF-WAY OF SAID CROWFOOT VALLEY ROAD;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID CROWFOOT VALLEY ROAD THE FOLLOWING SEVEN (7) COURSES:

1) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREES 48 MINUTES 48 SECONDS, A RADIUS OF 3,761.00 FEET, AND AN ARC LENGTH OF 119.03 FEET, (CHORD BEARS SOUTH 41 DEGREES 10 MINUTES 27 SECONDS WEST, A DISTANCE OF 119.02 FEET);

2) SOUTH 40 DEGREES 40 MINUTES 53 SECONDS WEST, A DISTANCE OF 245.65 FEET;

3) SOUTH 42 DEGREES 04 MINUTES 51 SECONDS WEST, A DISTANCE OF 958.65 FEET TO A POINT OF CURVATURE;

4) ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03 DEGREES 07 MINUTES 22 SECONDS, A RADIUS OF 7,692.00 FEET, AND AN ARC LENGTH OF 419.23 FEET, (CHORD BEARS SOUTH 40 DEGREES 31 MINUTES 10 SECONDS WEST, A DISTANCE OF 419.18 FEET);

5) SOUTH 51 DEGREES 02 MINUTES 31 SECONDS EAST, A DISTANCE OF 3.00 FEET TO A POINT OF NON-TANGENT CURVATURE;

6) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 17 MINUTES 08 SECONDS, A RADIUS OF 7,689.00 FEET, AND AN ARC LENGTH OF 306.73 FEET, (CHORD BEARS SOUTH 37 DEGREES 48 MINUTES 55 SECONDS WEST, A DISTANCE OF 306.71 FEET);

7) SOUTH 36 DEGREES 40 MINUTES 21 SECONDS WEST, A DISTANCE OF 79.57 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4;

THENCE NORTH 89 DEGREES 43 MINUTES 04 SECONDS WEST, ALONG SAID SECTION LINE, A DISTANCE OF 1,275.36 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 4 MONUMENTED BY A 2 1/2" ALUMINUM CAP STAMPED LS 6935;

THENCE SOUTH 89 DEGREES 16 MINUTES 12 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 2639.06 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 5 MONUMENTED BY A 3 1/4" ALUMINUM CAP STAMPED LS 6935;

THENCE SOUTH 89 DEGREES 44 MINUTES 38 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 2643.05 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 5 MONUMENTED BY A 2" ALUMINUM CAP STAMPED LS 33202;

THENCE SOUTH 89 DEGREES 08 MINUTES 04 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 2,644.95 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 6 MONUMENTED BY A STONE MATCHING MONUMENT RECORDS;

THENCE NORTH 00 DEGREES 07 MINUTES 38 SECONDS EAST, ALONG THE CENTER LINE OF SAID SECTION 6, A DISTANCE OF 5,240.64 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 6 MONUMENTED BY A 2 1/2" ALUMINUM CAP STAMPED LS 22088;

THENCE NORTH 89 DEGREES 24 MINUTES 47 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 2,484.33 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11 DEGREES 18 MINUTES 23 SECONDS, A RADIUS OF 1335.23 FEET, AND AN ARC LENGTH OF 263.49 FEET, (CHORD BEARS SOUTH 57 DEGREES 41 MINUTES 27 SECONDS EAST, A DISTANCE OF 263.06 FEET);

THENCE SOUTH 52 DEGREES 02 MINUTES 15 SECONDS EAST, A DISTANCE OF 651.65 FEET;

THENCE SOUTH 55 DEGREES 15 MINUTES 38 SECONDS EAST, A DISTANCE OF 412.26 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 62 DEGREES 35 MINUTES 03 SECONDS, A RADIUS OF 1,265.85 FEET, AND AN ARC LENGTH OF 1382.69 FEET (CHORD BEARS SOUTH 79 DEGREES 28 MINUTES 40 SECONDS EAST, A DISTANCE OF 1,314.97 FEET);

THENCE NORTH 81 DEGREES 01 MINUTES 59 SECONDS EAST, A DISTANCE OF 1,141.54 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 50 DEGREES 07 MINUTES 53 SECONDS, A RADIUS OF 1142.75 FEET, AND AN ARC LENGTH OF 999.86 FEET, (CHORD BEARS SOUTH 81 DEGREES 36 MINUTES 36 SECONDS EAST, A DISTANCE OF 968.27 FEET);

THENCE SOUTH 71 DEGREES 26 MINUTES 40 SECONDS EAST, A DISTANCE OF 415.03 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 25 DEGREES 57 MINUTES 29 SECONDS, A RADIUS OF 2408.42 FEET, AND AN ARC LENGTH OF 1,091.15 FEET (CHORD BEARS SOUTH 88 DEGREES 02 MINUTES 01 SECONDS EAST, A DISTANCE OF 1,081.84 FEET);

THENCE NORTH 74 DEGREES 13 MINUTES 52 SECONDS EAST, A DISTANCE OF 480.67 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 20 DEGREES 01 MINUTES 18 SECONDS, A RADIUS OF 1,374.23 FEET, AND AN ARC LENGTH OF 480.22 FEET (CHORD BEARS NORTH 79 DEGREES 53 MINUTES 07 SECONDS EAST, A DISTANCE OF 477.78 FEET);

THENCE NORTH 89 DEGREES 32 MINUTES 38 SECONDS EAST, A DISTANCE OF 543.29 FEET;

THENCE SOUTH 89 DEGREES 40 MINUTES 07 SECONDS EAST, A DISTANCE OF 307.11 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 43 MINUTES 59 SECONDS, A RADIUS OF 11,639.30 FEET, AND AN ARC LENGTH OF 555.22 FEET, (CHORD BEARS NORTH 85 DEGREES 41 MINUTES 05 SECONDS EAST, A DISTANCE OF 555.17 FEET) TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24 DEGREES 24 MINUTES 54 SECONDS, A RADIUS OF 2,197.49 FEET, AND AN ARC LENGTH OF 936.40 FEET, (CHORD BEARS NORTH 66 DEGREES 58 MINUTES 29 SECONDS EAST, A DISTANCE OF 929.33 FEET);

THENCE NORTH 52 DEGREES 19 MINUTES 16 SECONDS EAST, A DISTANCE OF 242.53 FEET; THENCE NORTH 54 DEGREES 06 MINUTES 02 SECONDS EAST, A DISTANCE OF 556.22 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 32 DEGREES 01 MINUTES 26 SECONDS, A RADIUS OF 1,070.97 FEET, AND AN ARC LENGTH OF 598.59 FEET, (CHORD BEARS NORTH 74 DEGREES 28 MINUTES 16 SECONDS EAST, A DISTANCE OF 590.83 FEET);

THENCE SOUTH 89 DEGREES 31 MINUTES 00 SECONDS EAST, A DISTANCE OF 314.11 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF MOTSENBOCKER ROAD;

THENCE SOUTH 00 DEGREES 13 MINUTES 09 SECONDS WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 21.60 FEET TO THE **POINT OF BEGINNING**.

SEGMENT 2:

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER SECTION 4, A PART OF SECTION 5 AND THE EAST HALF OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF LOOKING GLASS FILING NO. 1, PER PLAT RECORDED APRIL 15, 2020 AT RECEPTION NO. 2020028941 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID LOOKING GLASS FILING NO. 1 THE FOLLOWING 31 COURSES:

1. SOUTH 05°15'37" EAST, 71.80' TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET;

2. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $87^{\circ}34'16''$ AN ARC LENGTH OF 30.57 FEET (THE CHORD OF SAID CURVE BEARS SOUTH $51^{\circ}28'29''$ EAST, 27.68 FEET);
3. TANGENT TO SAID CURVE, SOUTH $07^{\circ}41'21''$ EAST, 173.10 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 910.00 FEET;
4. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $39^{\circ}26'44''$ AN ARC LENGTH OF 626.50 FEET;
5. TANGENT TO SAID CURVE, SOUTH $31^{\circ}45'23''$ WEST, 327.29 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 750.00 FEET;
6. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $04^{\circ}33'58''$ AN ARC LENGTH OF 59.77 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 20.00 FEET;
7. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $95^{\circ}30'09''$ AN ARC LENGTH OF 33.34 FEET;
8. NON-TANGENT TO SAID CURVE, SOUTH $41^{\circ}49'31''$ WEST, 100.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 20.00 FEET;
9. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $95^{\circ}30'09''$ AN ARC LENGTH OF 33.34 FEET (THE CHORD OF SAID CURVE BEARS SOUTH $00^{\circ}25'25''$ EAST, 29.61 FEET) TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 750.00;
10. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $23^{\circ}39'20''$ AN ARC LENGTH OF 309.65 FEET;
11. TANGENT TO SAID CURVE, SOUTH $70^{\circ}59'00''$ WEST, 586.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1,000.00 FEET;
12. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $30^{\circ}16'00''$ AN ARC LENGTH OF 528.25 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1000.43;
13. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $06^{\circ}32'41''$ AN ARC LENGTH OF 114.28 FEET (THE CHORD OF SAID CURVE BEARS SOUTH $43^{\circ}30'08''$ WEST, 114.21 FEET);
14. NON-TANGENT TO SAID CURVE, SOUTH $34^{\circ}10'02''$ WEST, 81.85 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 20.00 FEET;
15. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $93^{\circ}09'56''$ AN ARC LENGTH OF 32.52 FEET;
16. NON-TANGENT TO SAID CURVE, SOUTH $29^{\circ}55'17''$ WEST, 193.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 30.00 FEET;
17. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $87^{\circ}40'37''$ AN ARC LENGTH OF 45.91 FEET (THE CHORD OF SAID CURVE BEARS SOUTH $09^{\circ}40'17''$ EAST, 41.56 FEET);

18. NON-TANGENT TO SAID CURVE, SOUTH 60°30'34" EAST, 101.34 FEET

19. SOUTH 55°49'58" EAST 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET;

20. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°48'02" AND ARC LENGTH OF 37.87 FEET (THE CHORD OF SAID CURVE BEARS NORTH 77°34'03" EAST, 34.35 FEET) TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,695.00 FEET;

21. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°11'21" AN ARC LENGTH OF 419.77 FEET;

22. NON-TANGENT TO SAID CURVE, SOUTH 16°46'42" WEST, 90.34 FEET;

23. SOUTH 36°44'54" WEST, 138.77 FEET;

24. SOUTH 01°18'00" EAST, 103.53 FEET;

25. SOUTH 06°24'08" WEST, 180.20 FEET;

26. SOUTH 00°51'50" EAST, 65.59 FEET;

27. SOUTH 04°08'00" WEST, 565.00 FEET;

28. SOUTH 23°25'25" WEST, 74.16 FEET;

29. SOUTH 04°08'00" WEST, 149.07 FEET;

30. SOUTH 31°10'52" EAST, 139.68 FEET;

31. SOUTH 00°43'48" EAST, 57.39 FEET TO THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5;

THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89°16'12" WEST, 1,496.68 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 5;

THENCE ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, SOUTH 89°44'38" WEST, 2,643.05 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 5;

THENCE ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, SOUTH 89°08'04" WEST, 2,644.95 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 6;

THENCE ALONG THE CENTER LINE OF SAID SECTION 6, NORTH 00°07'38" EAST, 5,240.64 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 6;

THENCE ALONG THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6, NORTH 89°24'47" EAST, 2,484.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,335.23 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°18'23" AN ARC LENGTH OF 263.49 FEET, (THE CHORD OF SAID CURVE BEARS SOUTH 57°41'27" EAST, 263.06 FEET);
THENCE TANGENT TO SAID CURVE, SOUTH 52°02'15" EAST, 651.65 FEET;

THENCE SOUTH 55°15'38" EAST, 412.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,265.85;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62°35'03" AN ARC LENGTH OF 1,382.69 FEET (THE CHORD OF SAID CURVE BEARS SOUTH 79°28'40" EAST, 1,314.97 FEET);

THENCE NON-TANGENT TO SAID CURVE NORTH 81°01'59" EAST, 1,141.54 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,142.75 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°07'53" AN ARC LENGTH OF 999.86 FEET, (THE CHORD OF SAID CURVE BEARS SOUTH 81°36'36" EAST, 968.27 FEET);

THENCE NON-TANGENT TO SAID CURVE, SOUTH 71°26'40" EAST, 415.03 FEET TO THE BEGINNING OF NON-TANGENT CONCAVE NORTHERLY HAVING A RADIUS OF 2,408.42 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°24'54" AN ARC LENGTH OF 942.21 FEET (THE CHORD OF SAID CURVE BEARS SOUTH 86°15'43" EAST, 936.22 FEET) TO THE POINT OF BEGINNING;

CONTAINS 34,063,308 SQUARE FEET OR 781.9859 ACRES

EXHIBIT 2

Hess Ranch Development Town of Parker, Colorado

PD DEVELOPMENT GUIDE – THIRD AMENDMENT

November 2, 2020

Owner:

JEN Colorado 18, LLC
Front Range Communities
4100 E. Mississippi Avenue, Suite 500
Denver, CO 80246
Contact: Matthew Osborn/Lawrence Jacobson
303.598.5970/303.748.5466

Planning Consultant:

Henry Design Group, Inc.
1501 Wazee Street, Suite 1-C
Denver, CO 80202
303.446.2368
Contact: Karen Henry

Engineering Consultant:

EMK Consultants, Inc.
7008 S. Alton Way, Building F
Centennial, CO 80112
303.694.1520
Contact: Eric McDaniel

Traffic Consultant:

NAVJOY
301 Commercial Road, Suite B
Golden, CO 80401
720-399-4402 Ext. 109
Contact: Devin Joslin

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I. GENERAL PROVISIONS

A. Application

The standards outlined in the Development Guide shall apply to all property contained within the "HESS RANCH DEVELOPMENT PLAN AND GUIDE" (the "Development Plan") except as provided herein. The standards outlined in the Development Plan may be divergent from the zoning regulations contained in Chapter 13.04 of the Parker Municipal Code, but not any other Chapter of the Parker Municipal Code. In the event there is a conflict between the standards contained in the Development Plan and the Parker Municipal Code (excluding Chapter 13.04) then the Parker Municipal Code shall control. The terms "DEVELOPMENT PLAN" and "MASTER PLAN" may be used interchangeably.

This Development Guide is only one of several documents that will help guide the Hess Ranch Planned Development. The Development Guide and the Development Plan are the planning documents for this development.

The Development Agreement is a third document that will help frame the overall development with specific language of agreements, triggers, responsibilities, etc. Please refer to this document to gain a full understanding of the Hess Ranch Planned Development.

B. Density Standards

The Dwelling Unit Density permitted in any residential Planning Area is an Average Density that shall apply to the entire residential Planning Area and shall not be specifically applicable to any portion thereof. The Average Density of any residential Planning Area shall be computed by dividing the total number of Dwelling Units in the residential Planning Area by the gross acres in the residential Planning Area.

C. Density Variation

In no event shall the total number of 3,379 residential Dwelling Units within all Planning Areas as set forth on the "HESS RANCH DEVELOPMENT PLAN AND GUIDE" be exceeded.

In general, residential Planning Areas may contain up to an additional twenty percent (20%) of the number of units allowed for each Planning Area, as set forth in the "HESS RANCH PD DEVELOPMENT PLAN AND GUIDE", as determined by the Developer. The total number of Dwelling Units actually developed in a Planning Area may be less than the number established on the Development Plan. Unbuilt or unused dwelling units resulting from the Final Plat of any Planning Area, may be transferred to other areas provided that the receiving Planning Area does not receive more than 20% of the original density provided for on the Hess Ranch Development Plan. The transfer of any unbuilt or unused dwelling units may occur at any time throughout the development process of Hess Ranch. Any increase or decrease of dwelling units within a Planning Area by more than 20% must be processed as a Major Amendment under Section 13.04.240 of the Parker Municipal Code.

D. Planning Area Boundaries

Wherever a Planning Area abuts a street as shown on the "HESS RANCH DEVELOPMENT PLAN", the Planning Area boundary is the edge of the abutting right-of-way of such street (except Crowfoot Valley Road). Wherever a Planning Area does not so abut a street, the Planning Area boundary shall be as shown on the "HESS RANCH DEVELOPMENT PLAN". Modifications in Planning Area boundaries and streets may be accomplished by the Developer by final road alignments or engineering refinements shown on a Site Plan or Plat, without any amendment to the "HESS RANCH DEVELOPMENT PLAN" provided the Planning Area does not increase or decrease by more than twenty percent (20%) in size.

E. Underground Utility Requirements

All electrical and communications distribution lines shall be placed underground. All transmission lines shall be underground unless same cannot be accomplished by direct burial.

F. Homeowner Associations

Homeowner Associations composed of property owners in residential areas may be created for the following purposes: a) to provide for the continued development, improvement and maintenance of properties and facilities which it owns or administers, and b) to protect the investment, enhance the value, and control the use of property owned by its members.

Homeowner's Associations or special districts may be created in residential areas where common lands or facilities are to be owned and maintained by the Homeowner's Association or special district.

G. Agricultural Uses

Any portion or portions of the property described as the Hess Ranch Planned Development, where development has not commenced in accordance with the adopted Development Guide and Plan, may be used on a temporary basis for agricultural purposes, as provided herein.

II. DEFINITIONS

A. Purposes: It is the purpose of this Article to define words, terms and phrases contained within this PD Development Guide. See the Town of Parker Land Development Code for other definitions not defined herein.

B. Word Usage: In the interpretation of this Guide, the provisions and rules of this section shall be observed and applied, except when the context requires otherwise.

1. The particular controls the general.
2. In the case of any difference of meaning or implication between the text of this Guide and any caption or table, the text shall control.
3. Words used or defined in one tense or form shall include other tenses and derivative forms.
4. Words in the singular number shall include the plural number and words in the plural number shall include the singular number.
5. The masculine gender shall include the feminine and the feminine gender shall include the masculine.
6. The word "shall" is mandatory.
7. The word "may" is permissive.

C. Definitions:

1. **Abut.** To have a common border with.
2. **Accessory Buildings.** Detached subordinate building(s) or Structure(s), the use of which is customarily incidental to that of the Principal Building or to the main use of the land and which is located on the same lot with the Main Building or use, including carriage house units located above detached and semi-detached garages, designated for and occupied by not more than one family, and with a maximum size of 600 square feet.
3. **Age Targeted Dwelling.** Housing designed to appeal to the lifestyle needs of buyers over 55 years of age.
4. **Age Restricted Dwelling.** Housing limited to buyers and occupants 55 years of age or older.
5. **Agricultural Uses.** The uses which are permitted include:
 - 1) Farming, including plowing, tillage, cropping, seeding, cultivating, or harvesting for the production of food and fiber products (except commercial logging and timber operations) produced on the premises.
 - 2) Ranching, including grazing of livestock (except commercial feed yards, poultry, pig farms, fur farms or kennels).
 - 3) Open space.
 - 4) Selling agricultural products not requiring a state tax license.
6. **Building, Principal or Main.** A building or buildings which may contain one or more Dwelling Unit(s) in which is conducted one or more of the permitted Principal Uses of the Lot or project in which it is situated and including areas such as garages, carports, storage sheds which are attached to or architecturally integrated with the principal building.
7. **Building Front.** That exterior wall of a Building which faces a Front Lot Line of a Lot.
8. **Building Ground Coverage.** The amount of land covered or permitted to be covered by a Building.
9. **Building Setback.** The distance between the Building and the adjacent street right-of-way, property line, exterior of the Private Street Easement, or external planning area boundary.
10. **Building Side.** That exterior wall of a Building which faces a Side Lot Line of a Lot.
11. **Building Rear.** That exterior wall of a Building which faces a Rear Lot Line of a Lot.
12. **Car Care Center.** An establishment providing sales of vehicle fuel and such services as lubrication, oil and tire changes, and minor repairs. This use does not Include paint spraying or body repair.
13. **Density, Gross or Average.** A ratio of number of Dwelling Units per acre calculated by dividing the number of Dwelling Units within the boundary of one or more residential Planning Areas or portion thereof by the number of acres contained within the Planning Area(s) or portions thereof; including all land within said Planning Area(s) or portion thereof reserved or dedicated for Parks, Open Space, recreation, educational, community, or public use, and Public Street rights-of way and Easements. For calculation purposes, the gross density excludes the 100-year floodplain as mapped by FEMA and slopes of 20% or greater.
14. **Density, Net.** A ratio of number of Dwelling units per acre calculated by dividing the number of Dwelling Units within the boundary of one or more residential Planning Areas or portion thereof by the number of acres contained within the Planning Area(s) or portion thereof; excluding all land within said Planning Area(s) or portion thereof reserved or dedicated for Roads, Parks, Open Space, recreations, educational, community or public use, and Public Street rights-of-ways and easements. For

calculation purposes, the gross density excludes the 100-year floodplain as mapped by FEMA and slopes of 20% or greater

15. **Dwelling Unit, Atrium.** An alternative type of Single Family Detached or Attached Dwelling Unit in which the private Individual Open Space associated with each Dwelling Unit is consolidated into a private yard surrounded by buildings or walls forming an atrium. This atrium replaces the conventional front side and rear yards associated with traditional Single Family Detached Dwelling Units.
16. **Dwelling Unit, Clustered Single Family.** A type of Single Family Detached or Attached Dwelling Unit development that combines reduced lot size with compensating amounts of Open Space within the proposed development.
17. **Dwelling Unit, Duplex.** A detached building on a single parcel containing two (2) dwelling units, designed for or used as dwellings exclusively by two (2) families each living as an independent housekeeping unit, or two attached units sharing a common wall with separate entries and separate lots for each unit.
18. **Dwelling Unit, Patio.** An alternative type of Single Family Detached or Attached Dwelling Unit in which the private Individual Open Space associated with each Dwelling Unit is consolidated into a garden or patio area commonly located toward the side or rear of the Lot. This patio area replaces the conventional front, side and rear yards associated with traditional Single Family Detached Dwelling Units.
19. **Dwelling Unit Single Family Attached.** A Building designated for and containing more than one Dwelling Unit and occupied by not more than 6 families within one Structure each which is separated from the others by one (1) or more un-pierced walls from ground to roof.
20. **Dwelling Unit. Single Family Detached.** A type of Dwelling Unit designated for and occupied by not more than one family and having no roof, wall, or floor in common with any other Dwelling Unit.
21. **Dwelling Unit, Townhome.** A type of Single Family Attached or Multi-Family Dwelling Unit in which each single Dwelling Unit goes from ground to roof and is separated from other Townhome Dwelling Units by a common wall. Each Townhome Dwelling Unit has Individual outside access. Townhome Dwelling may have no side yards, or front and rear yards. May include duplex, triplex, fourplex, or more.
22. **Dwelling Unit, Zero Lot Line.** An alternative type of Single Family Detached Dwelling Unit which is situated on a Lot so that one or more sides rest directly on the boundary line of the Lot.
23. **Dwelling Unit, Live/Work.** An alternative type of Townhome Dwelling Unit in which a range of retail goods and services, consistent with the Mixed Use (MU) designation are permitted, in combination with residential use, and where setbacks apply.
24. **Dwelling Unit, Condominium.** A type of Single-Family Dwelling Unit. The unit is individually owned, each owner receives a recordable deed to the individual unit purchased, including the right to sell, mortgage, etc., that unit and sharing in joint ownership of any common grounds, passageways, etc.
25. **Easement, Private Street.** An acquired right of use, interest or privilege in land owned by another containing a privately owned access way constructed to the specifications of the Town of Parker but not maintained by the Town of Parker. Town of Parker and Parker Fire Protection District approved fire access shall be provided in all cases.
26. **Exterior Storage.** Outdoor storage of fuel, raw materials, products, and equipment. In the case of lumberyards, exterior storage includes all impervious materials stored outdoors.

27. **Garage, Parallel.** A garage attached or detached, which is oriented so that the axis which corresponds with the garage opening is substantially parallel to the adjacent street from which the Lot derives access.
28. **Garage, Perpendicular.** A garage attached or detached, which is oriented so that the axis which corresponds with the garage opening is substantially perpendicular to the adjacent street from which the Lot derives access.
29. **Group Care Facilities.** A facility where three or more persons are provided supervision and a planned treatment of counselling, therapy, or other rehabilitative social services in a family environment. Such residence must be licensed by or operated by a federal, state, county or local judicial health/welfare agency or serve only referrals from such agencies. Examples of group care facilities are group foster care, children's homes, halfway houses, rehabilitative centers, assisted living, maternity, or senior citizen homes.
30. **Land Use Category.** A set of permitted land use types which are aggregated to form a land use classification similar in nature to zoning districts. Each Land Use Category is identified on the PD Master Plan and in Section III. Land Use Regulations of this PD Development Guide.
 - A. **UNIFORM LAND USES**
 - 1) Single Family Detached Dwellings
 - 2) Duplex
 - 3) Single Family Attached Dwellings-these will include atrium clustered patio, live work, townhome, duplex, including duplex, triplex and fourplex dwelling units.
 - 4) Multifamily
 - 5) Live/Work Dwelling Units - shall be associated with all MU planning areas and shall be located above retail/commercial areas that are compatible with a live work community. Usually associated with commercial developments.
 - 6) Accessory Dwelling Units - shall include all structures described in the Parker Land Use Ordinance 13.04.170. May also include utility facility enclosures and well sites.
 - 7) Places of Religious Assembly
 - 8) Accessory Structure and Uses
 - 9) Open Space
 - 10) Parks
 - 11) Neighborhood Recreational Centers and Facilities
 - 12) Group Home - refer to Group Care Facilities definition
 - 13) Assisted Living Residence - a housing facility that provides assistance to disabled individuals. These individuals cannot perform all of the ADL's (activities of daily living) i.e. eating, bathing, feeding, etc. These facilitates do not provide 24-hour care.
 - 14) Long Term Care Facility/Nursing Home
31. **Nursery.** An enterprise which conducts the retail and wholesale sale of plants grown on the site, as well as accessory items (but not farm implements) directly related to their care and maintenance. The accessory items normally sold are clay pots, polling soil, fertilizers, insecticides, hanging baskets, rakes, and shovels.
32. **Planning Areas.** Areas of land delineated on the PD Master Plan identified with a phrase or symbol which designates a specific set of permitted land use types according to the Land Use Categories provided in Section III. - Land Use Regulations of this PD Development Guide. Planning Area boundaries are as depicted on the PD Master Plan.

- 33. **Planning Commission.** The Planning Commission of the Town of Parker.
- 34. **Principal Use.** The specific primary purpose, activity or use for which land or any building thereon is designed, arranged, or intended, or for which it is occupied or maintained.
- 35. **Recreational Vehicle.** A vehicle or a unit that is mounted on or drawn by another vehicle primarily designed for recreation or temporary living. Recreational vehicles include travel trailers, camping trailers, truck campers, mobile homes, boats, snowmobiles, and other similar recreation equipment.
- 36. **Restaurant, Conventional.** An establishment whose principal business is the sale of food and/or beverages to customers whose principal method of operation includes one or both of the following characteristics: (1) customers, normally provided with an individual menu, are served their foods and beverages by a restaurant employee at the same table or counter at which food and beverages are consumed. And (2) cafeteria type operation where food and beverages generally are consumed within the restaurant building.
- 37. **Restaurant, Fast Food.** An establishment whose principal business is the sale of food and/or beverages in a "ready to consume" state: (1) within the restaurant building; (2) within a motor vehicle parked on the premises; or (3) off the premises as carry out orders and whose principal method of operation includes the following characteristics: food and/or beverages are usually served in edible containers or in paper, plastic or other disposable containers.
- 38. **Restaurant, Fast Food with Drive Through Facilities.** Drive-in or drive-through means an accessory use to a building or facility that by design facilitates, encourages or allows customers to receive services or obtain goods while remaining in their motor vehicle, excluding reserved parking spaces for take-out goods where there is no menu board or communication facility.
- 39. **Setback.** The distance between the building line and the adjacent street right-of-way line or Lot Boundary.
- 40. **Structure.** Anything constructed or erected, which requires permanent location on the ground or is attached to something having a permanent location on the ground, but not including fences or walls less than six (6) feet, poles, lines, cables, or other transmission or distribution facilities or public utilities.
- 41. **Town Council.** The Town Council for the Town of Parker.
- 42. **Traditional Neighborhood Design (TND).** Traditional Neighborhood Design standards are intended to provide flexibility allowing land use patterns representative of those that were planned earlier in the 20th century. Traditional neighborhoods generally have a broad mix of uses including Single Family and Multi-Family land use patterns that help to create more pedestrian friendly streetscapes, in neighborhoods where homes and other uses orient toward the street.
- 43. **Transit Oriented Design (TOD).** Transit Oriented Design neighborhoods contain a broad mix of uses including Single Family and Multi-Family residential combined with commercial and retail opportunities in land use patterns that help to create a pedestrian friendly environment, with convenient access to public transit.

III. LAND USE REGULATIONS

A. General

At the time of the Town Council's initial approval of this Development Plan and Guide, Planning Areas designated as SFe, SFf and SFg were within an area that was regulated by an

Intergovernmental Agreement (IGA) between the Town of Parker and the City of Lone Tree. The number of dwelling units prescribed by the IGA was limited to 100 units for these Planning Areas. On September 5, 2015, the IGA expired. The day after, September 8, 2015, the cumulative number of dwelling units allowed for Planning Areas 27, 28, 29, 30, 31, 32 and 33 were increased to a number greater than 100. This increase will not require a Major Amendment to the Development Plan and will be counted as part of the overall 3,379 dwelling units allowed by the Plan.

B. Residential (SFd)

1. Intent

Provide for residential Development allowing for a variety of Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units, Single Family Attached, Semi-detached, Clustered Single Family Dwelling Units, Duplex, Triplex, and Fourplex Dwelling Units, Townhome Dwelling Units, Condominium Dwelling Units and Accessory Uses.

2. Uses Permitted by Right

- a. Single Family Detached Dwelling Units.
- b. Zero Lot Line Dwelling Units
- c. Duplex, Triplex, and Fourplex Dwelling Units.
- d. Townhome Dwelling Units including Single Family Attached, Semi-detached Dwelling Units and Live/Work Dwelling Units.
- e. Condominiums
- f. Age targeted housing (Not depicted on plan for this PD Submittal – Will be included in Site Plan/Subdivision Submittals)
- g. Age restricted senior housing. (Not depicted on plan for this PD Submittal – Will be included In Site Plan/Subdivision Submittals)
- h. Group Homes/Nursing Homes
- i. Clustered Single-Family Dwelling Units, including but not limited to Zero Lot Line Dwelling Units, Patio Dwelling Units, Two, Three, and Four Family Dwelling Units and Atrium Dwelling Units.
- j. A temporary sales and marketing center function developed to showcase a variety of builders and housing types within a limited area.
- k. Attached or detached private garages (3 cars maximum).
- l. Commonly associated Accessory Uses, incidental to the Principal Use or Building, including but not limited to: carriage house units not for sale, storage sheds, private greenhouses, home occupations, radio or TV antenna, TV satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of household pets according to the regulations and standards within the Parker Municipal Code.
- m. Public Open Space.
- n. Private recreational and park uses, country clubs, recreational facilities, including but not limited to tennis courts, pickle ball courts, swimming pools and jogging, riding, hiking, and biking trails.
- o. Public parks, playgrounds, and other recreational areas.
- p. Places of religious assembly, religious schools.
- q. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as permitted by Section 13.04.220 of the Parker Municipal Code.

- r. Public and private schools and related administrative facilities for elementary and secondary education.

3. Uses Permitted by Special Review

- a. Buildings, garages, and utility stations related to emergency services, such as ambulance, fire, police, and rescue.
- b. Neighborhood public service, health, and education facilities, such as community centers, libraries, and museums.
- c. Child Care Centers.

4. Accessory uses and building - Refer to Town of Parker Land Use Ordinance 13.04.170

Shall also include utility facilities and well sites.

5. Development Standards

- a. **Average Density.** The Average Density shall be up to four and five-tenths (4.5) Dwelling Units per acre for each SFd Planning Area. These Average Densities are set forth on the PD Development Plan and reflect the number of units over the entire acreage for the Planning Area. Densities within portions of the Planning Areas will vary depending on product type.
- b. **Maximum Number of Dwelling Units.** The maximum number of Dwelling Units permitted within each SFd residential Planning Area shall not exceed 120% of the units shown on the PD Development Plan for each individual Planning Area.
- c. **Building Setback.** The minimum Building Setbacks in SFd residential Planning Area will vary depending upon the product type in any given portion of the Planning Area. The following setbacks will be associated with the different product types defined as a Use Permitted by Right.

Single Family Detached Unit

Building Front	10 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Zero Lot Line Dwelling Unit

Building Front	10 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Duplex Dwelling Unit

Building Front	10 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	10 feet from corner street

Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Townhome Dwelling Unit (Including Live/Work Townhomes and Condominiums)

Building Front	4 feet (Principal Building) 12 feet (Garage perpendicular) 8 feet (Garage parallel)
Building Sides	4 feet from corner street
Building Sides	0 feet from other property lines & lots with common walls
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Patio Dwelling Unit

Building Front	8 feet (Principal Building) 10 feet (Garage perpendicular) 6 feet (Garage parallel)
Building Sides	8 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

- d. **Building Separation.** The minimum building separation shall be the greater of:
 - (i) Seven and ½ (7.5) feet for Single Family Detached Residential Buildings, fifteen (15) feet for Buildings containing Single Family Attached Dwelling Units and twenty (20) feet for other Principal Buildings located within SFd Land Use Planning Areas, or
 - (ii) shall be governed by the applicable building code.
- e. **Building Height.** No residential Buildings within SFd Planning Areas shall exceed thirty-five (35) feet in height.
- f. **Minimum Lot Sizes.** The minimum lot sizes in SFd residential Planning Areas shall be thirty-five hundred (3500) square feet.

C. Residential (SFd)

1. Intent

Provide for residential Development allowing for a variety of Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units, Single Family Attached, Semi-detached, Clustered Single Family Dwelling Units, Duplex Dwelling Units, Triplex and Fourplex Dwelling Units, Townhome Dwelling Units, Condominium Dwelling Units and Accessory Uses.

2. Uses Permitted by Right

- a. Single Family Detached Dwelling Units.
- b. Zero Lot Line Dwelling Units
- c. Duplex, Triplex, and Fourplex Dwelling Units.
- d. Townhome Dwelling Units including Single Family Attached, Semi-detached Dwelling Units and Live/Work Dwelling Units.
- e. Condominiums

- f. Age targeted housing (Not depicted on plan for this PD Submittal - Will be included in Site Plan/Subdivision Submittals)
- g. Age restricted senior housing (Not depicted on plan for this PD Submittal - Will be included In Site Plan/Subdivision Submittals)
- h. Clustered Single-Family Dwelling Units, including but not limited to Zero Lot Line Dwelling Units, Patio Dwelling Units, Two, Three, and Four Family Dwelling Units and Atrium Dwelling Units.
- i. Group Homes/Nursing Homes
- j. A temporary sales and marketing center function developed to showcase a variety of builders and housing types within a limited area.
- k. Attached or detached private garages (3 cars maximum).
- l. Commonly associated Accessory Uses, incidental to the Principal Use or Building, including but not limited to: carriage house units not for sale, storage sheds, private greenhouses, home occupations, radio or TV antenna, TV satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of household pets according to the regulations and standards within the Parker Municipal Code.
- m. Public Open Space.
- n. Public and private schools and related administrative facilities for elementary and secondary education.
- o. Private recreational and park uses, country clubs, recreational facilities, including but not limited to tennis courts, pickle ball courts, swimming pools and jogging, riding, hiking, and biking trails.
- p. Public parks, playgrounds, and other recreational areas.
- q. Places of religious assembly, religious schools.
- r. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as permitted by Section 13.04.220 of the Parker Municipal Code.

3. Uses Permitted by Special Review

- a. Buildings, garages, and utility stations related to emergency services, such as ambulance, fire, police, and rescue.
- b. Neighborhood public service, health, and education facilities, such as community centers, libraries, and museums.
- c. Child Care Centers.

4. Accessory uses and building - Refer to Town of Parker Land Use Ordinance 13.04.170
Shall also include utility facilities and well sites.

5. Development Standards

- a. **Average Density.** The Average Density shall be up to six (6.0) Dwelling Units per acre for each SFe Planning Area, as set forth in the PO Development Plan, and reflect the number of units over the entire acreage for the Planning Area. Densities within portions of the Planning Area will vary depending on product type.
- b. **Maximum Number of Dwelling Units.** The maximum number of Dwelling Units permitted within each SFe residential Planning Area shall not exceed 120% of the units shown on the PD Development Plan for each individual Planning Area.
- c. **Building Setback:** The minimum Building Setbacks in SFe residential Planning Area will vary depending upon the product type in any given portion of the

Planning Area. The following setbacks will be associated with the different product types defined as a Use Permitted by Right.

Single Family Detached Unit

Building Front	10 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Zero Lot Line Dwelling Unit

Building Front	10 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	10 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Duplex Dwelling Unit

Building Front	10 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	4 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Townhome Dwelling Unit (Including Live/Work Townhomes and Condominiums)

Building Front	4 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines & lots with common walls
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Patio Dwelling Unit

Building Front	8 feet (Principal Building)
	10 feet (Garage perpendicular)
	6 feet (Garage parallel)
Building Sides	8 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

- d. **Building Separation.**
The minimum building separation shall be the greater of:
 - i) Seven and ½ (7.5) feet for Single Family Detached Dwelling Units, ten (10) feet for Buildings containing Duplex Units, Single Family Attached Dwelling Units, and twenty (20) feet for other Principal Buildings located within each SFe Lands Use Planning Area, or
 - ii) shall be governed by the applicable building code.
- e. **Building Height.** No residential Buildings within SFe Planning Areas shall exceed thirty-five (35) feet in height except by special review.
- f. **Minimum Lot Sizes.** The minimum lot sizes In SFe residential shall be two thousand (2,000) square feet for a duplex lot and thirty-five hundred (3,500) square feet for a Single-Family detached lot.

D. Residential (SFf)

1. Intent

Provide for residential Development allowing for a variety of Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units, Single Family Attached, Semi-detached, Clustered Single Family Dwelling Units, Duplex Dwelling Units, Triplex and Fourplex Dwelling Units, Townhome Dwelling Units, Condominium Dwelling Units and Accessory Uses.

2. Uses Permitted by Right

- a. Single Family Detached Dwelling Units.
- b. Zero Lot Line Dwelling Units.
- c. Duplex, Triplex, and Fourplex Dwelling Units.
- d. Townhome Dwelling Units including Single Family Attached, Semi-detached Dwelling Units and Live Work Dwelling Units.
- e. Age targeted dwellings. (Not depicted on plan for this PD Submittal - Will be included in Site Plan/Subdivision Submittals)
- f. Age restricted dwellings. (Not depicted on plan for this PD Submittal - Will be included in Site Plan/Subdivision Submittals)
- g. Group Homes/Nursing Homes
- h. Clustered Single-Family Dwelling Units, including but not limited to Zero Lot Line Dwelling Units, Patio Dwelling Units, Two, Three, and Four Family Dwelling Units and Atrium Dwelling Units.
- i. A temporary sales and marketing center function developed to showcase a variety of builders and housing types within a limited area.
- j. Attached or detached private garages (3 cars maximum).
- k. Commonly associated Accessory Uses, incidental to the Principal Use or Building, including but not limited to: carriage house units not for sale, storage sheds, private greenhouses, home occupations, radio or TV antennas, TV satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of common household pets according to the regulations and standards contained within the Parker Municipal Code.
- l. Public Open Space.
- m. Public and private schools and related administrative facilities for elementary and secondary education.

- n. Private recreational and park uses, country clubs, recreational facilities, including but not limited to tennis courts, pickle ball courts, swimming pools and jogging, riding, hiking, and biking trails.
- o. Public parks, playgrounds, and other recreational areas.
- p. Places of religious assembly, religious schools.
- q. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as permitted by Section 13.04.220 of the Parker Municipal Code.

3. Uses Permitted by Special Review

- a. Buildings, garages, and utility stations related to emergency services, such as ambulance, fire, police, and rescue.
- b. Neighborhood public service, health, and education facilities, such as community centers, libraries, and museums.
- c. Child Care Centers.

4. Accessory uses and building • Refer to Town of Parker Land Use Ordinance 13.04.170

Shall also include utility facilities and well sites.

5. Development Standards

- a. **Average Density.** The Average Density shall be up to three point two (3.2) Dwelling Units per acre for each Sff Planning Area, as set forth in the PD Development Plan, and reflect the number of units over the entire acreage for the Planning Area. Densities within portions of the Planning Area will vary depending on product type.
- b. **Maximum Number of Dwelling Units.** The maximum number of Dwelling Units permitted within each Sff residential Planning Area shall not exceed 120% of the units shown on the PD Development Plan for each individual Planning Area.
- c. **Building Setback.** The minimum Building Setbacks in Sff residential Planning Areas will vary depending upon the product type in any given portion of the Planning Area. The following setbacks will be associated with the different product types defined as a Use Permitted by Right.

Single Family Detached Unit

Building Front	10 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Zero Lot Line Dwelling Unit

Building Front	10 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Duplex Dwelling Unit

Building Front	10 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Townhome Dwelling Unit (Including Live/Work Townhomes and Condominiums)

Building Front	4 feet (Principal Building)
	12 feet (Garage perpendicular)
	8 feet (Garage parallel)
Building Sides	4 feet from corner street
Building Sides	0 feet from other property lines & lots with common walls
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Patio Dwelling Unit

Building Front	8 feet (Principal Building)
	10 feet (Garage perpendicular)
	6 feet (Garage parallel)
Building Sides	8 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

- d. **Building Separation.** The minimum building separation shall be the greater of:
- i) seven and ½ (7.5) feet for Single Family Detached Dwelling Units, ten (10) feet for Buildings containing Duplex Units, Single Family Attached Dwelling Units, and twenty (20) feet for other Principal Buildings located within each SFF Lands Use Planning Area, or
 - ii) shall be governed by the applicable building code.
- e. **Building Height.** No residential Buildings within SFF Planning Areas shall exceed thirty-five (35) feet in height except by special review.
- f. **Minimum Lot Sizes.** The minimum lot sizes In SFF residential Planning Areas shall be thirty-five hundred (3500) square feet.

E. Residential (SFg)**1. Intent**

Provide for residential Development allowing for Estate Single Family Detached Dwelling Units and Accessory Uses.

2. Uses Permitted by Right

- a. Single Family Detached Dwelling Units.
- b. Attached or detached private garages.
- c. Commonly associated Accessory Uses, incidental to the Principal Use or Building, including but not limited to: carriage house units not for sale, storage

sheds, private greenhouses, home occupations, radio or TV antennas, TV satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of common household pets according to the regulations and standards contained within the Town of Parker Zoning Ordinance.

- d. Public parks, playgrounds, and other recreational areas.
- e. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as permitted by Section 13.04.220 of the Parker Municipal Code.

3. Uses Permitted by Special Review

- a. Neighborhood public service, health and education facilities, community centers, libraries, and museums.

4. Accessory uses and building - Refer to Town of Parker Land Use Ordinance 13.04.170

- a. Shall also include utility facilities and well sites.

5. Development Standards

- a. **Average Density.** The Average Density shall be up to one unit per one- and one-half acres (0.67 Dwelling Units per acre) for each SFg Planning Area. These Average Densities are set forth on the PD Development Plan and reflect the number of units over the entire acreage for the Planning Area. Densities within portions of the Planning Area will vary depending on product type.
- b. **Maximum Number of Dwelling Units.** The maximum number of Dwelling Units permitted within each SFg residential Planning Area shall not exceed 120% of the units shown on the PD Development Plan for each individual Planning Area.
- c. **Building Setback:** The minimum Building Setbacks in SFg residential Planning Areas shall be:
 - Building front 20 feet
 - Building side 15 feet
 - Building rear 20 feet
- d. **Building Separation.** The minimum building separation shall be the greater of:
 - i) twenty (20) feet for Single Family Detached Residential Buildings located within SFg Lands Use Planning Areas, or
 - ii) shall be governed by the applicable building code.
- e. **Building Height.** No residential Buildings within SFg Planning Areas shall exceed thirty-five (35) feet in height except by Special Review
- f. **Minimum Lot Sizes.** The minimum lot sizes in SFg residential Planning Areas shall be 0.67 acre.
- g. **Specific to PA-41 & 47,** if these areas are developed for a clustered Age Targeted Development, the minimum lot size may be reduced to 80 feet in width and 120 feet in depth. The number of units allowed in each planning area may not increase beyond the 31 units allowed in PA-41, and the 18 units allowed in PA-47; the gross density may increase to a maximum of 1.5 du/ac. The site design for these areas must include homes backing to open space.

F. Residential (THd)

1. Intent

Provide for residential Development allowing for a variety of Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units, Single Family Attached, Semi-Detached,

Clustered Single-Family Dwelling Units, Multi-family/Condominium Units, Duplex Dwelling Units, Townhome Dwelling Units and Accessory Uses.

2. Uses Permitted by Right

- a. Single Family Detached Dwelling Units.
- b. Zero Lot Line Dwelling Units.
- c. Duplex, Triplex, and Fourplex Dwelling Units.
- d. Townhome Dwelling Units including Single Family Attached, Semi-detached Dwelling Units and Live/Work Dwelling Units.
- e. Clustered Single-Family Dwelling Units, including but not limited to Zero Lot Line Dwelling Units, Patio Dwelling Units, Two, Three, and Four Family Dwelling Units and Atrium Dwelling Units.
- f. Age targeted dwellings. (Not depicted on plan for this PD Submittal - Will be included in Site Plan/Subdivision Submittals)
- g. Group Homes
- h. Age restricted dwellings. (Not depicted on plan for this PD Submittal - Will be included in Site Plan/Subdivision Submittals)
- i. Independent and/or Assisted Living.
- j. A temporary sales and marketing center function developed to showcase a variety of builders and housing types within a limited area.
- k. Attached or detached private garages (3 cars maximum).
- l. Commonly associated Accessory Uses, incidental to the Principal Use or Building, including but not limited to: carriage house units not for sale, storage sheds, private greenhouses, home occupations, radio or TV antennas, TV satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of common household pets according to the regulations and standards contained within the Parker Municipal Code.
- m. Public Open Space.
- n. Public and private schools and related administrative facilities for elementary and secondary education.
- o. Private recreational and park uses, country clubs, recreational facilities, including but not limited to tennis courts, pickle ball courts, swimming pools and jogging, riding, hiking, and biking trails.
- p. Public parks, playgrounds, and other recreational areas.
- q. Places of religious assembly, religious schools.
- r. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as permitted by Section 13.04.220 of the Parker Municipal Code.

3. Uses Permitted by Special Review

- a. Common recreation vehicle storage area.
- b. Buildings, garages, and utility stations related to emergency services, such as ambulance, fire, police, and rescue.
- c. Neighborhood public service, health, and education facilities, such as community centers, libraries, and museums.
- d. Child Care Centers.

4. Accessory uses and building - Refer to Town of Parker Land Use Ordinance 13.04.170
Shall also include utility facilities and well sites.

5. Development Standards

- a. **Average Density.** The Average Density shall be up to ten (10) Dwelling Units per acre for each THd Planning Area. These average densities are set forth on the PD Development Plan and reflect the number of units over the entire acreage for the Planning Area. Densities within portions of the Planning Area will vary depending on product type.
- b. **Maximum Number of Dwelling Units.** The maximum number of Dwelling Units permitted within each THd residential Planning Area shall not exceed 120% of the units shown on the PD Development Plan for each individual Planning Area.
- c. **Building Setback:** The minimum Building Setbacks in THd residential Planning Areas will vary depending upon the product type in any given portion of the Planning Areas. The following setbacks will be associated with the different product types defined as a Use Permitted by Right.

Single Family Detached Unit

Building Front	10 feet (Principal Building) 12 feet (Garage perpendicular) 8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Zero Lot Line Dwelling Unit

Building Front	10 feet (Principal Building) 12 feet (Garage perpendicular) 8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Duplex Dwelling Unit

Building Front	10 feet (Principal Building) 12 feet (Garage perpendicular) 8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Townhome Dwelling Unit (Including Live/Work Townhomes)

Building Front	4 feet (Principal Building) 12 feet (Garage perpendicular) 8 feet (Garage parallel)
Building Sides	4 feet from corner street
Building Sides	0 feet from other property lines & lots with common walls
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Patio Dwelling Unit

Building Front	8 feet (Principal Building) 10 feet (Garage perpendicular) 6 feet (Garage parallel)
Building Sides	8 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley

- d. **Building Separation.** The minimum building separation shall be the greater of:
 - i) Seven and ½ (7.5) feet for Single Family Detached Residential Buildings, ten (10) feet for Buildings containing Duplex Units, Single Family Attached Dwelling Units, and twenty (20) feet for other Principal Buildings located within each THd Planning Area, or
 - ii) shall be governed by the applicable building code.
- e. **Building Height.** No residential Buildings within THd Planning Areas shall exceed forty (40) feet in height except by special review.
- f. **Minimum Lot Sizes.** The minimum lot sizes In THd residential Planning Areas shall be one thousand two hundred fifty (1250) square feet with a width not less than twenty (20) feet.

G. Residential (THe)

1. Intent

Provide for residential Development allowing for a variety of Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units, Single Family Attached, Semi-detached, Clustered Single-Family Dwelling Units, Duplex Dwelling Units, Townhome Dwelling Units and Accessory Uses.

2. Uses Permitted by Right

- a. All uses permitted by right within Residential (THd) Land Use Category. standards contained within the Residential (THd) Land Use Section shall apply, as required.
- b. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Director.

3. Uses Permitted by Special Review

All Uses permitted by Special Review within the Residential (THd) Land Use Category.

4. Accessory uses and building - Refer to Town of Parker Land Use Ordinance 13.04.170

Shall also include utility facilities and well sites.

5. Development Standards

- a. **Average Density.** The Average Density shall be up to fourteen (14) Dwelling Units per acre for each THe Planning Area. These average densities are set forth on the PD Master Plan and reflect the number of units over the entire acreage for the parcel. Densities within portions of the parcel will vary depending on product type.
- b. **Maximum Number of Dwelling Units.** The maximum number of Dwelling Units permitted within each THe residential Planning Area shall not exceed the 1.2

times the maximum number set forth on the PD Master Plan for each individual Planning Area.

- c. **Building Setback.** The minimum Building Setbacks in The residential Planning Areas will vary depending upon the product type in any given portion of the Planning Area. The following setbacks will be associated with the different product types defined as a Use Permitted by Right.

Single Family Detached Unit

Building Front	10 feet (Principal Building) 12 feet (Garage perpendicular) 8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Zero Lot Line Dwelling Unit

Building Front	10 feet (Principal Building) 12 feet (Garage perpendicular) 8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Duplex Dwelling Unit

Building Front	10 feet (Principal Building) 12 feet (Garage perpendicular) 8 feet (Garage parallel)
Building Sides	10 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Townhome Dwelling Unit (Including Live/Work Townhomes)

Building Front	4 feet (Principal Building) 12 feet (Garage perpendicular) 8 feet (Garage parallel)
Building Sides	4 feet from corner street
Building Sides	0 feet from other property lines & lots with common walls
Building Rear	4 feet from alley
Building Rear	0 feet from other property lines

Patio Dwelling Unit

Building Front	8 feet (Principal Building) 10 feet (Garage perpendicular) 6 feet (Garage parallel)
Building Sides	8 feet from corner street
Building Sides	0 feet from other property lines
Building Rear	4 feet from alley

- d. **Building Separation.** The minimum building separation shall be the greater of:
 - i) Seven and ½ (7.5) feet for Single Family Detached Residential Buildings, ten (10) feet for Buildings containing Duplex Units, Single Family Attached Dwelling Units, and twenty (20) feet for other Principal Buildings located within each THd Planning Area, or
 - ii) shall be governed by the applicable building code.
- e. **Building Height.** No residential Buildings within THd Planning Areas shall exceed forty (40) feet in height except by special review.
- f. **Minimum Lot Sizes.** The minimum lot sizes in THd residential Planning Areas shall be one thousand two hundred fifty (1250) feet with a width not less than twenty (20) feet.

H. Mixed Use (MU)

1. Intent

To provide for the integration, horizontally and vertically, of a broad range of retail goods and services, business and professional services with Duplex, Triplex, Fourplex, Townhome, Condominiums and/or Multi-family residential development.

There are six areas of the PD Plan that are designated as MU are located at the intersection of Chambers Road and Stroh Road: and at the intersection of Bayou Gulch Road and North Pinery Parkway. These MU Planning areas are anticipated to develop as commercial/retail centers with commercial and residential uses. Some of these commercial/retail centers will have a live work residential component built within these areas.

Should market conditions change, the developer may desire to build a residential project in lieu of these commercial/retail areas. By allowing both commercial and residential uses in the MU Planning areas, this affords the Property Owner the opportunity to build what is appropriate for these areas based on market demand.

2. Specific Requirements for MU Mixed-Use Planning Areas 35, 36, 43 and 44.

The 28 residential units contained within Planning Area 43 and 44 residential units within Planning Area 35 are hereby transferred as follows:

Planning Area	Additional Residential Units	Total Residential Units Allowed
34	1	199
36	8	44
39	5	189
41	12	31
44	6	44

3. Specific Requirements for MU Mixed-Use Planning Areas 3, 4, 12 and 14

- A. Market conditions may not immediately warrant the development of commercial/ retail centers, so in order to assure that a portion of the MU Mixed- Use Planning Areas is ultimately developed pursuant to the zoning set forth in this Development Guide, Sections III(H)4.a., Retail and/ or III(H)4.b., Commercial Convenience Grocery (collectively, the Commercial Zoning"), a

minimum of one third (1/3) of the developable land area included in the MU Mixed- Use Planning Areas 3, 4, 12 and 14 shall be developed exclusively for commercial uses pursuant to the Commercial Zoning (the " Commercial Area"). The required Commercial Area must be located in at least two (2) of the MU Mixed- Use Planning Areas. Notwithstanding the requirement of the Commercial Area, the total number of residential units for the MU Mixed- Use Planning Areas as described in the Hess Ranch Development Chart contained in the Development Plan shall be preserved, and Property Owner shall have the option to transfer unused residential yield, if any, from the Commercial Area to other MU Mixed- Use Planning Areas. After any such transfer, if any residential yield remains, the Property Owner shall have the option to transfer the remaining unused residential yield to residential Planning Areas (not to include Planning Areas 6, 7, 8, 9, 21 or 25) but no such transfer may increase the residential yield in any such residential Planning Area by more than 20% as provided in Section 1, Part C of the Development Guide. A note will be added to the Development Plan to describe the commitment to provide the Commercial Area, which shall state as follows:

"The future development of Planning Areas 3, 4, 12 and 14 shall incorporate commercial use and development as enumerated by the Hess Ranch Development Guide on a minimum of one- third (1/3) of the developable area within these Planning Areas as provided by Town of Parker Resolution No. 19-028, Series of 2019."

- B. The Commercial Area shall be determined in conjunction with the application for and approval of the Segment 2, as described in Town of Parker Resolution No. 19- 028, Series of 2019 (the "Resolution") (or Segment 2A as described in the Resolution, as applicable) Development Sketch and Preliminary Plan, which Development Sketch and Preliminary Plan shall include the MU Mixed Use Planning Areas. The determination to transfer residential yield shall be made concurrently with the approval of said Development Sketch and Preliminary Plan for Segment 2 (or Segment 2A, as applicable).
- C. The requirement to provide a Commercial Area shall be deemed to have been satisfied upon Town Council approval of the application for the Segment 2 (or Segment 2A, as applicable) Development Sketch and Preliminary Plan which designates the Commercial Area within the MU Mixed Use Planning Areas. The Property Owner shall have no obligation to agree to a Commercial Area any greater area than one- third (1/ 3) of the developable area, and the Town shall have no right to require that greater than one-third (1/3) of the developable area be Commercial Area.
- D. Mixed- Use Development: The Parker 2035 Master Plan recommends mixed-use development within Planning Areas 3, 4, 12 and 14 and vertical mixed- use development is encouraged within the area to be reserved, zoned and used for future commercial development. A density bonus of ten percent (10%), not to exceed a total of 36 dwelling units, shall be available to support vertical mixed-use development(s) consisting of ground floor commercial use with multifamily residential use on the upper floors within Planning Areas 3, 4, 12 and 14, subject to the approval of the Planning Director.

- E. Segment 2 (or Segment 2A, as applicable) Development Sketch and Preliminary Plan Scope of Work for the Commercial Area shall be prepared and completed as follows:
- F. The purpose of this section is to provide the methodology for evaluating and determining the required Commercial Area constituting a minimum one- third (1/3) of the developable land within the MU Mixed- Use Planning Areas 3, 4, 12 and 14. The Commercial Area shall be determined in conjunction with the application for and approval of the Segment 2 (or Segment 2A, as applicable) Development Sketch and Preliminary Plan, which Development Sketch and Preliminary Plan shall include the MU Mixed- Use Planning Areas. This shall be achieved by the Property Owner's preparation of a concept plan in consultation with the Town illustrating the location and extent of the required Commercial Area for MU Mixed-Use Planning Areas 3, 4, 12 and 14 (the "Concept Plan"). The Concept Plan shall identify the required Commercial Area and provide an evaluation of the development envelope, roadway access, limits of environmentally sensitive areas, drainage/stormwater, and grading. It shall form the basis of the required Segment 2 (or Segment 2A, as applicable) Development Sketch and Preliminary Plan with respect to the MU Mixed- Use Planning Areas 3, 4, 12 and 14 and shall address the following tasks:
- a. Task 1: Prepare and submit a base map consistent with Section 13.07.060(g)(9) of the Code. The map shall be at a scale of 1" = 100' illustrating the planning area limits for Planning Areas 3, 4, 12 and 14, existing topography, existing utility easements, natural features including steep slopes and 100- year floodplain, as well as adjacent planning areas.
 - b. Task 2: Prepare and submit a development envelope map consistent with Section 13.07.060(f)(10) of the Code illustrating the future upland developable area(s) for Planning Areas 3, 4, 12 and 14 located outside of areas unsuitable for development, such as 100- year floodplain, steep slopes and utility corridors/ easements.
 - c. Task 3: Prepare and submit an access map addressing the Town's Roadway Design and Construction Criteria Manual for Planning Areas 3, 4, 12 and 14 showing limits of access upon all roadway frontages and feasible public access points for the MU Mixed-Use Planning Areas.
 - d. Task 4: Prepare and submit a conceptual drainage/stormwater map consistent with Town's Storm Drainage and Environmental Criteria Manual that illustrates the location and limits of future regional drainage facilities traversing and adjacent to Planning Areas 3, 4, 12 and 14. Identify the projected location and extent of future site-generated drainage necessary to accommodate future development based upon known site characteristics, such as grading, topography and soil conditions for the MU Mixed- Use Planning Areas.

- e. Task 5: Prepare and submit a conceptual overlot grading map consistent with Town's Storm Drainage and Environmental Criteria Manual and Section 13.07.060(g)(11) of the Code that illustrates the future grading of Planning Areas 3, 4, 12 and 14 necessary to support development, including contours, slopes and direction of stormwater flow.
- f. Task 6: The Concept Plan will incorporate the results of Tasks 1 through 5 illustrating the existing conditions affecting future development, projected development envelope, roadway access points, drainage/ stormwater limits and overlot grading for Planning Areas 3, 4, 12 and 14. The Concept Plan shall serve as the basis for evaluation of the appropriate location and extent of the required Commercial Area upon a minimum one- third (1/3) of the developable land within the MU Mixed-Use Planning Areas.
- g. Task 7: Divide Planning Areas 3, 4, 12 and 14 into two subareas each: one for the required commercial use upon a minimum one- third (1/ 3) of the developable land and the other for the remainder which shall retain the existing mixed- use zone designation. In the alternative, the applicant may elect to satisfy the requirement to zone a minimum of one-third (1/3) of total developable land of Planning Areas 3, 4, 12 and 14 by allocating the commercial zoning across no less than two (2) MU Mixed-Use Planning Areas; each of which shall be divided as described herein.
- h. Task 8: Prepare and submit a table of permitted commercial uses consistent with the existing MU Mixed-Use Planning Areas contained in this Development Plan and Guide and identify any requested revisions by addition, deletion, or modification for Town approval.
- i. Task 9: Upon review and direction by Town staff, utilize the Concept Plan to prepare and submit a complete application for the Segment 2 (or Segment 2A, as applicable) Sketch and Preliminary Plan that addresses the required Commercial Area, as described herein.
- G. Compliance with the Requirement: The requirement to provide for future commercial use upon a minimum of one- third (1/ 3) of the developable area of the MU Mixed Use Planning Areas 3, 4, 12 and 14 shall be deemed to have been satisfied upon successful completion of the Concept Plan Scope of Work described herein and Town Council approval of the Segment 2 (or Segment 2A, as applicable) Development Sketch and Preliminary Plan consistent with the Tasks described above; provided, however, that Property Owner may, at its option, provide the Concept Plan consistent with Task 6 above with the submittal of the Development Sketch and Preliminary Plan for the MU Mixed- Use Planning Areas 3, 4, 12 and 14.

4. Uses Permitted by Right – Mixed Use Planning Areas 12, 14, 35, 36, 43 and 44

- a. Retail
 - (1) Grocery store

- (2) Convenience retail shopping facilities, including but not limited to:
 - a. drug stores
 - b. liquor stores
 - c. convenience grocery
- (3) Specialty retail including but not limited to:
 - a. art gallery
 - b. antiques
 - c. artisan shops
 - d. gift shop
 - e. pet shops
 - f. florists
 - g. bookstore
 - h. stationery stores
 - i. retail food specialty shops which sell food products not intended to be consumed on the premises
 - j. butcher shops
 - k. candy stores
 - l. bakeries
 - m. doughnut shops
 - n. dairy product shops
 - o. toy and game stores
 - p. battery and accessory stores
 - q. bicycle stores
 - r. music stores
 - s. sporting goods store
- (4) Hardware and building material stores
- (5) General retail merchandise and apparel shops, including but not limited to:
 - a. junior department stores
 - b. craft and hobby stores
 - c. discount department stores
 - d. clothing stores
 - e. shoe stores
 - f. furniture stores
 - g. household appliance stores
 - h. floor covering, drapery and upholstery stores
 - i. electronics stores
 - j. cosmetic store
- b. Development Sales and Marketing Center
- c. Eating and Drinking Establishments
 - (1) restaurants
 - (2) fast food, drive-through or carryout restaurants
 - (3) ice cream parlors

- (4) coffee shops
- (5) delicatessens
- (6) lounge, bar, or microbrewery

d. Personal Services

- (1) Convenience service establishments, including but not limited to:
 - a. barber shops and beauty salons
 - b. dry cleaners and laundries
 - c. photo studio
 - d. shoe repair shops
 - e. watch or jewelry repair
 - f. travel agency
- (2) day care centers
- (3) health clubs

e. Entertainment-Indoors

- (1) indoor movie theaters
- (2) performance arts
- (3) bowling alleys
- (4) skating rinks (both ice and roller)
- (5) pool halls
- (6) arcade amusement centers

f. General Office and Professional Services

- (1) business and professional offices
- (2) medical and dental offices and clinics
- (3) banks and other financial service establishments, with or without drive-through facilities

g. Commercial Convenience Grocery

- (1) Convenience retail shopping facilities, including but not limited to: drug stores, liquor stores, florists, book and stationery stores, hardware stores, auto supply stores, record and tape stores, and retail food specialty shops which sell food products not intended to be consumed on the premises, such as (but not limited to) butcher shops, candy stores, bakeries, doughnut shops, dairy product shops, ice cream parlors, coffee shops and delicatessens.
- (2) Convenience service establishments, including but not limited to barber and beauty shops, cleaners, shoe repair shops, laundries, watch or jewelry repair, and travel service.
- (3) Low intensity specialty goods and service establishments, including but not limited to: art gallery, antiques, artisan shops, photo studio, gift shop, plant store or nursery, pet shops, furniture store, home furnishings, newspaper office, apparel, and appliances.
- (4) Conventional restaurants.
- (5) Fast food, drive-in or carryout restaurants.

- (6) Electronic funds transfer facilities.
- (7) Photo service facilities.
- (8) Medical and dental offices and clinics.
- (9) Business and professional offices.
- (10) Private recreational and park uses, country clubs, recreational facilities, including but not limited to open space, tennis courts, swimming pools and jogging, riding, hiking, and biking trails.
- (11) Neighborhood public service, health, and education facilities, such as community centers, libraries, and museums, except for PA, 12, 14, 35, 36, 43 and 44 which are retail uses only.
- (12) Nursery schools and day/childcare centers.
- (13) Retail food and food service establishments, including but not limited to groceries and supermarkets, and cafeterias.
- (14) General retail merchandise and apparel shops, including but not limited to: junior department stores; variety stores; discount department stores; clothing stores; accessory and specialty stores; shoe stores; furriers and fur stores; furniture stores; home furnishing stores; household appliance stores; floor covering, drapery and upholstery stores; and radio, television, stereo and video stores.
- (15) Personal service establishments.
- (16) General retail business establishments, including but not limited to card and gift stores; tobacco shops; cosmetic store; toy and game stores; automotive tire, battery and accessory stores, garden, plant, and floral shops; and bicycle stores.
- (17) Car care centers, gasoline service/stations, tire sales and service, car wash.
- (18) Commercial entertainment businesses, including but not limited to indoor movie theaters, performance arts, bowling alleys, skating rinks (both ice and roller), pool halls, and arcade amusement centers.
- (19) Banks, savings and loan and other financial service establishments.
- (20) Public utility administrative and business offices.
- (21) Buildings, garages, and utility stations related to emergency services, such as ambulance, fire, police, and rescue.
- (22) Motels, Hotels, including detached guest units, restaurants, gift shops and other incidental accessory uses located within the principal building.
- (23) Transit facilities.
- (24) Universities, Colleges, or higher educational type uses.
- (25) Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Director.
- (26) Sales Center - conversion to a recreation facility adjacent to open space.

h. Agricultural. Until such time that PA 44 develops commercially, or until such time that Planning Areas 3,4,12 and 14 develop, permitted uses include:

- (1) Farming, including plowing, tillage, cropping, seeding, cultivating, or harvesting for the production of food and fiber products (except commercial logging and timber operations) produced on the premises.
- (2) Ranching, including grazing of livestock (except commercial feed yards, poultry, pig farms, fur farms or kennels).
- (3) Open space.
- (4) Selling agricultural products not requiring a state tax license.

i. Residential

- (1) Duplex, Triplex, and Fourplex Dwelling Units.
- (2) Townhome Dwelling Units including Single Family Attached, Semi-detached Dwelling Units and Live/Work Dwelling Units.
- (3) Condominiums
- (4) Independent and/or Assisted Living.
- (5) Group Homes
- (6) Clustered Single-Family Dwelling Units, including but not limited to Zero Lot Line Dwelling Units, Patio Dwelling Units, Two, Three, and Four Family Dwelling Units and Atrium Dwelling Units.
- (7) A temporary sales and marketing center function developed to showcase a variety of builders and housing types within a limited area.
- (8) Attached or detached private garages (3 cars maximum).
- (9) Commonly associated Accessory Uses, incidental to the Principal Use or Building, including but not limited to: carriage house units not for sale, storage sheds, private greenhouses, home occupations, radio or TV antennas, TV satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of common household pets according to the regulations and standards contained within the Parker Municipal Code.
- (10) Public Open Space.
- (11) Public and private schools and related administrative facilities for elementary and secondary education.
- (12) Private recreational and park uses, country clubs, recreational facilities, including but not limited to tennis courts, swimming pools and jogging, riding, hiking, and biking trails.
- (13) Public parks, playgrounds, and other recreational areas.
- (14) Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as permitted by Section 13.04.220 of the Parker Municipal Code.
- (15) All those uses permitted within the Parks, Open Space Land Use categories.

5. Uses Permitted by Special Review (except Uses by Special Review shall be prohibited in PA-44)

- a. Common recreation vehicle storage area.
- b. Buildings, garages, and utility stations related to emergency services, such as ambulance, fire, police, and rescue.

- c. Neighborhood public service, health, and education facilities, such as community centers, libraries, and museums.
- d. Child Care Centers.
- e. Small animal veterinary clinics with no outside facilities.

6. Accessory uses and building - Refer to Town of Parker Land Use Ordinance 13.04.170

Shall also include utility facilities and well sites.

7. Development Standards

- a. **Floor/Area Ratio.**
The maximum floor-area ratio for each development tract: Within the Mixed-Use Planning Areas shall be six tenths (.60) to one (1).
- b. **Maximum Number of Dwelling Units.** The maximum density allowed for all Planning Areas designated as Mixed Use is 22 dwelling units per acre. Density adjustments and variations as described in Section I, Part C. cannot be used to increase the maximum allowed density within a Mixed-Use District, unless the request is processed as a Major Amendment to the Development Plan and Guide.
- c. **Building Setback: Non-Residential.** The minimum building setback from any public street right-of-way shall be:
 - Building front 0 feet
 - Building side 0 feet
 - Building rear 0 feet
- d. **Building Setback: Residential.** For residential components within Mixed Use (MU) zoning, the building setback standards outlined in the Townhome/Patio Home (THE) Land Use Category shall apply. For Multi-family Dwelling Units, the setbacks shall be:
 - Building front 0 feet
 - Building side 0 feet
 - Building rear 4 feet from alley
 - Building rear 0 feet
- e. **Building Separation.** The minimum building or structure separation shall be the greater of:
 - i) ten (10) feet or
 - ii) shall be governed by the applicable building code.
- f. **Building Height.**
 - i) Buildings or structures in Mixed Use Planning Areas are permitted up to 45 feet in height without special review and up to 50 feet in height with Special Review.
 - ii) However, in Planning Areas 9, 12, 14, 35, 36, 43, and 44, buildings or structures are permitted up to 50 feet in height without Special Review and up to 60 feet in height with Special Review.

- g. **Minimum Lot Size:** The minimum lot size for Townhome Dwelling Units in the MU Mixed Use Planning Areas shall be one-thousand two hundred fifty (1,250) square feet with a width not less than twenty (20) feet.

I. Commercial Use Areas

1. Intent

To provide for a broad range of retail goods and services, business, and professional services

There are two areas of the PD Plan that are designated as Commercial. One is located at the southeast corner of Chambers Road and Stroh Road and one is located at the southwest corner of Chambers Road and Stroh Road. These Commercial Planning areas are anticipated to develop as commercial; retail, offices, and service uses.

2. Uses Permitted by Right in the Commercial Planning Areas 3 and 4

Planning Director Determination for and Unlisted Use: If an unlisted use is proposed, the Planning Director shall determine the appropriate designation of a specific use type by considering potential impacts of the use including the nature and compatibility of the use and whether it includes dwellings, sales, processing, or storage and typical operations, employment characteristics, nuisances, and requirements for public services and utilities.

a. Public, Institutional, and Civic Uses

- (1) Community and Cultural
 - a. Community Facilities including Outdoor Recreational Facilities
 - b. Commercial Day Care Facility
 - c. Public Safety Facility
 - d. Parks and Open Space
- (2) Educational Facilities
- (3) Healthcare Facilities
 - Medical and Dental Clinics

b. Commercial Uses

- (1) Veterinary Clinic and Hospital
- (2) Retail and Service Commercial

c. Recreation and Entertainment

- (1) Indoor and Outdoor Recreational Facilities
- (2) Indoor and Outdoor Entertainment Facilities

d. Food and Beverage Services

- (1) Bar and Lounge
- (2) Microbrewery, Cidery, Distillery or Winery
- (3) Restaurant with or without:
 - a. Drive through facilities
 - b. Liquor Sales
 - c. Indoor and Outdoor Seating

- e. **Office, Business and Professional Services**
 - (1) Administrative, Professional and Government Offices
 - (2) Automated Teller Machines (Stand Alone or associated with a Financial Institution)
 - (3) Financial Institution with or without Drive through Facilities
 - (4) Research and Development
 - (5) Development Sales and Marketing Center
- f. **Personal Services**
 - (1) Self Service Laundry
 - (2) Personal Instruction or Studio
 - (3) Person Service, General
 - (4) Health Clubs
- g. **Retail Sales**
 - (1) Building Materials and Supplies including outdoor greenhouse sales (Outdoor display is limited to 25% of the gross floor area of the principal building)
 - (2) General Retail (any size and product)
 - (3) Outdoor Sales and display as an accessory use
 - (4) Convenience Retail Shopping Facility
 - (5) Temporary/Seasonal Outdoor Markets
- h. **Lodging Facilities**
 - (1) Bed and Breakfast
 - (2) Hotel/Motel
- i. **Transportation, Vehicles and Equipment**
 - (1) Automotive Fuel Service and Sales with or without:
 - i. Car wash
 - ii. Convenience Retail
 - iii. Parts and tire sales
 - (2) Automotive repair (minor)
 - (3) Standalone car wash
- 3. **Uses Permitted by Special Review**
 - (1) Outdoor Recreational Facilities
 - (2) Outdoor Entertainment Facilities
- 4. **Accessory uses and building - Refer to Town of Parker Land Use Ordinance 13.04.170**
Shall also include utility facilities and well sites.
- 5. **Development Standards**
 - a. **Floor/Area Ratio.** The maximum floor-area ratio for each development tract within the Commercial: None
 - b. **Building Setback: Non-Residential.** The minimum building setback from any public street right-of-way shall be:
 - Building front 10 feet

Building side 0 feet
Building rear 10 feet

- c. **Building Separation.** The minimum building or structure separation shall be the greater of:
 - i) ten (10) feet or
 - ii) shall be governed by the applicable building code.
- d. **Building Height:** Buildings or structures in the Commercial Planning Areas 3 and 4 are permitted up to 60 feet in height.
- e. **Minimum Lot Size:** None.

I. Fire Station

Intent

PA-45 is intended to be a future Fire Station location. If this site is not selected/constructed as a Fire Station, this Planning Area (PA-45) can only be used for the commercial uses allowed within the Mixed Use (MU) designation, excluding residential uses, and excluding uses allowed by special review. The Mixed Use (MU) Development Standards shall apply if not developed as a Fire Station, as provided herein.

J. Parks

1. Intent

To provide for park uses which compliment residential neighborhoods. Parks to include pocket parks, neighborhood parks and regional parks.

2. Park Designations

- a. Pocket
- b. Neighborhood
- c. Community
- d. Regional

3. Development Criteria for parks

- a. Pocket Park
 - (1) Refer to the Town of Parker Land Development Ordinance, Section 13.07.140 Dedication for parks, trails, open space, and schools, specifically Section 13.07.140(c)(9) Design criteria for parks, trails, and open space.
 - (2) Size: $\frac{1}{4}$ to $\frac{1}{2}$ acre
 - (3) Location/Orientation: Centrally located within the residential development and/or easily accessible by residents without the use of vehicles. A 5-10-minute walking distance
 - (4) Frontage: Required on one, preferred two or more local streets.
 - (5) Minimum development features and/or amenities: Turf and landscape plantings to provide shade over at least 15% of the area, benches in shade and sun, bike racks and trash receptacles. Optional features: a small shade structure, small playground and/or small-scale tot-lot, picnic tables, minimal signage, security lighting.

b. Neighborhood Park

- (1) Refer to Town of Parker Land Development Ordinance, Section 13.07.140 Dedication for parks, trails, open space, and schools
- (2) Size: Determined by Town Council, refer to the Town of Parker Land Development Ordinance, Section 13.07.140 Dedication for parks, trails, open space, and schools, specifically Section 13.07.140(c)(2)(c). A minimum of 3 acres in size.
- (3) Location/Orientation: Within an immediate neighborhood with a $\frac{1}{4}$ to $\frac{1}{2}$ mile service radius. Neighborhood parks shall serve as an extension of the neighborhood around them. They shall be a social and recreation focal point. Interconnected to trails/sidewalks low-volume streets within walking/biking distance of most users.
- (4) Frontage: High visibility to surrounding local streets. On street parking
- (5) Minimum development features and/or amenities: 50%/50% split between active and passive recreational uses. Active recreational features may include: a children's playground, unobstructed open play areas for practice or pick-up games and low impact recreation options such as bocce ball and/or horseshoes. Other amenities should include picnic shelters, internal trails, benches, trash receptacles, bike racks, public art, signage, and security lighting.

c. Community Park

- (1) Refer to Town of Parker Land Development Ordinance, Section 13.07.140 Dedication for parks, trails, open space, and schools
- (2) Size: Determined by Town Council, refer the Town of Parker Development Ordinance, Section 13.07.140 Dedication for parks, trails, open space, and schools, specifically Section 13.07.140 (c)(2)(c). A minimum of 10 acres in size.
- (3) Location/Orientation: Within an immediate neighborhood with a 2.5 - mile service area. Located adjacent to open space, a community facility such as an activity center or a middle or elementary school to maximize resources and to benefit from joint use of such facilities as fields, multi-use courts or skate parks.
- (4) Frontage: Located on arterial or collector streets and accessible by public transportation, personal vehicle, walking or by bicycle. Geographically centered within the overall development.
- (5) Development features and/or amenities: Lighted sports fields, drinking fountains, public art, benches with shade, picnic tables with shade, trash receptacles, permanent rest room facility, security lighting, signage, large play structures, game courts, disc golf, climbing wall, skate park and/or other similar popular activities, jogging trails, informal ball fields for youth play, low impact recreation options such as bocce ball and/or horseshoes, parking lots, an area for outdoor farmer's markets and/or outdoor concerts.

d. Regional Park

- (1) Size: A minimum of 100 acres in size.
- (2) Location/Orientation: Located to service the community within a distance of a 6 mile radius, adjacent to open space, a community facility

such as an activity center or a middle or elementary school to maximize resources and to benefit from joint use of such facilities as fields, multi-use courts or skate parks.

- (3) Frontage: Located on arterial or collector streets and accessible by public transportation, personal vehicle, walking or by bicycle. Geographically centered within the overall development.
- (4) Development features and/or amenities: A community activity center that includes sports fields and courts, multiuse fields that are both lighted and unlighted, tennis courts, basketball court, rest room building, concession building, play structures for the 2-5 yrs. of age and separate play structures for 5-12 yrs. of age, walkways and trails, parking lots, drinking fountains, public art, benches with shade, picnic tables with shade, trash receptacles, security lighting, signage, jogging trails, low impact recreation options such as bocce ball and/or horseshoes.

4. Uses Permitted by right

- a. Passive recreation uses and open space.
- b. Active recreation uses, including but not limited to the following facilities: baseball diamonds, softball diamonds, soccer fields, tennis courts, volleyball courts, basketball courts, swimming pools, play apparatus, picnic areas, recreation center, and jogging, hiking and/or bicycling trails.
- c. Free standing light fixtures 14' and under.

5. Accessory uses and building - Refer to Town of Parker Land Use Ordinance 13.04.170
Shall also include utility facilities and well sites.

6. Development Standards

- a. **Building Setback- Street.** The minimum building setback from any public street right-of-way line shall be:
Building front 25 feet
Building side 20 feet
Building rear 25 feet
- b. **Building Separation.** The minimum building or structure separation shall be the greater of:
 - i) twenty (20) feet, or
 - ii) shall be governed by the applicable building code.
- c. **Building Height.** No buildings or structures shall exceed thirty-five (35) feet in height, except by Special Review, in which case no Buildings or Structures shall exceed forty-five (45) feet

K. Open Space (OS)

1. Intent

To provide passive open space uses which will separate, define, and protect the development planning areas contained within this Planned Development. Open Space does not include golf courses.

2. Uses Permitted by Right

- a. Passive recreation uses and open space.

- b. Jogging, hiking and/or bicycle trails.
- c. Dog Parks
- d. Community Gardens
- e. Drainage Facilities
- f. Picnic shelters.
- g. Frisbee golf
- h. Recreation Center with associated parking and outdoor recreational amenities
- i. Observation platforms/overlook
- k. Interpretive Signage or elements
- l. Fitness incline/challenge steps
- m. Nature play features
- n. Dog waste station
- o. Trash receptacles
- p. Outdoor nature classroom
- q. Programmable indoor or outdoor space

3. Development Standards

- a. **Building Setback-Street.** The minimum building setback from any public street right-of-way line shall be:
 Building front 25 feet
 Building side 15 feet
 Building rear 25 feet
- b. **Building Separation.** The minimum building or structure separation shall be the greater of:
 i) twenty (20) feet or
 ii) shall be governed by the applicable building code.
- c. **Building Height.** No buildings or structures shall exceed thirty-five (35) feet in height, except by Special Review, in which case no Buildings or Structures shall exceed forty-five (45) feet.

L. Trails

The Development Plan depicts trail connections through open spaces and buffer areas and makes connections to off-site trails.

Trail connections through development parcels are anticipated. These trail connections shall be made in subsequent phases of the Town of Parker's entitlement process.

The Development Plan indicates the number of trail connections, but the exact locations will be determined in latter phases of the entitlement process. These trail connections include:

- 1. A trail connection along the southern edge of the property adjacent to (PA 22, 23, 24, 25 and 33).
- 2. One trail connection along the west property line.
- 3. Trail connections from the east-west drainage in the center of the site (Brandy Gulch) to the trail along Lemon Gulch and Oak Gulch.
- 4. One trail connection from the Crowfoot Valley buffer to the MU Planning area through Planning Areas 37.
- 5. Special Trail Requirements.
 - a. Future Builders of Planning Areas 22, 23, 24, 25 and 33 are advised that trail connections between Planning Areas 23 and 24 will be designed in conjunction

with subdivision proposals upon these planning areas. This interconnection is intended to connect from the trail along the Hess Ranch southerly boundary, , ultimately to the regional trail in Brandy Gulch located north of Planning Areas 18, 19, 20, 21, and 32; and the regional trail along the Oak Gulch drainage located east of Planning Areas 1, 30, and 26. This trail segment will be designed and constructed by the developer or future builders for the above designated Planning Areas and secured as part of Subdivision Improvement Agreement for residential filings upon these specified Planning Areas.

Similarly, the developer or future builders of Planning Areas 2, 7, 8, 9, 11,12, and 13 are advised that each filing will be required to contribute a pro-rata share for the cost of constructing an internal trail within the open space corridor which abuts all these planning areas. This contribution will be determined at the time of Final Plat for each planning area and specified In the Subdivision Improvement Agreement for each planning area.

IV. ADDITIONAL PLANNING AREA REQUIREMENTS

A. General

As stated in Section III, Land Use Regulations, the maximum number of dwelling units permitted within each residential planning area shall not exceed 120% of the units shown on the Development Plan for each individual Planning Area. However, regardless of the unit count in each Planning Area, in no case will the total unit count of Planning Areas collectively exceed 3,379 units.

B. Lone Tree Intergovernmental Agreement

At the time of the Town Council's approval of this Development Plan and Guide, Planning Areas designated as SFe, SFF and SFg were within an area that was regulated by an Intergovernmental Agreement (IGA) between the Town of Parker and the City of Lone Tree. The number of dwelling units prescribed by the IGA was limited to 100 units for these Planning Areas. On September 5, 2015, the IGA expired. The day after, September 6, 2015 the cumulative number of dwelling units allowed for Planning Areas 27, 28, 29, 30, 31, 32 and 33 were increased to a number greater than 100. This increase will not require a Major Amendment to the Development Plan and will be counted as part of the overall 3,379 dwelling units allowed by the Plan.

C. Douglas County Intergovernmental Agreement

1. In the southern part of Anthology, now "Hess Ranch", in an effort to preserve the rural roadside character of Crowfoot Valley Road, it will be necessary to maintain an average buffer area along Crowfoot Valley Road of 300', adjacent to Planning Areas 34 and 40, as represented on the Hess Ranch Development Plan. This buffer, whose intent is to screen and soften highly visible areas, should include enhanced landscape (greater density of planting as opposed to open space areas, palette of predominantly native plant materials), earth berming, and if necessary, open and transparent fencing, to visually minimize development impact.
2. The rural character of Crowfoot Valley Road shall be reflected in the development of this corridor, including:
 - a. The average 300' buffer between the adjacent residential development and Crowfoot shall be respected and the landscape in this buffer shall consist of earth berming, open

and transparent fencing with a palette of plant materials that enhances and augments the existing and native landscape, as described in section 2, above.

- b. Minimize the negative visual impact of parking areas through orientation parallel to and away from Crowfoot Valley Road, landscape screening and/or berming, and the presence of landscaped islands and planting strips within parking lots themselves to reduce the perceived sizes of the parking lot.
- c. Screening of dumpster and service areas throughout the Mixed-Use Center through landscape and/or architectural elements.
- d. Architecture that is articulated or enhanced on those sides that face Crowfoot Valley Road.

- D. **Minimum Lot Size for Townhome Dwelling Units:** The minimum lot size for Townhome Dwelling Units (TDUs) shall be 1,500 square feet with a width not less than 20-feet in all Planning Areas where TDUs are a Use Permitted by Right except for Residential Planning Area 5 and MU Mixed Use Planning Areas 3, 4, 12, 14, 35, 36, 43 and 44.
- E. **Minimum Lot Size for Duplex Dwelling Units:** The minimum lot size for Duplex Dwelling Units shall be 2,100 square feet with a width not less than 20-feet.

I. ENFORCEMENT AND ADMINISTRATION

A. Incorporation of Planned Development Master Plan

The plan of development for HESS Ranch Development, including the location and boundaries of Planning Areas, the circulation elements, and the densities established by the HESS RANCH DEVELOPMENT PLAN AND GUIDE together with everything shown thereon and all amendments thereto.

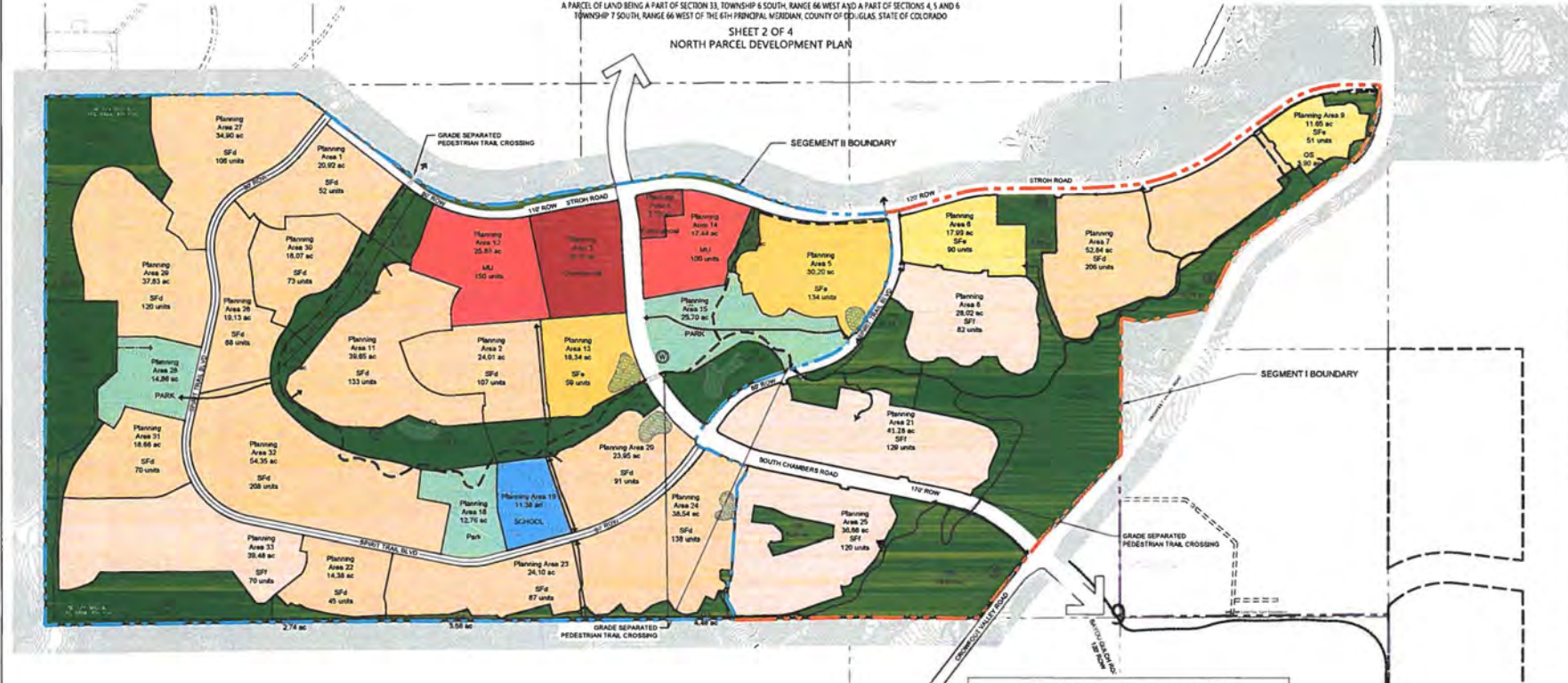
B. Effect of Recorded Plan

The approval by Ordinance of the HESS RANCH DEVELOPMENT PLAN AND GUIDE by the Town Council and the recording of such Development Plan and Guide with the Douglas County Clerk and Recorder shall be deemed to be rezoning to a PD-Planned Development District under Section 13.04.150 of the Parker Municipal Code for the real property described in the Development Plan.

HESS RANCH PLANNED DEVELOPMENT AMENDMENT NO. 3 NORTH PARCEL DEVELOPMENT PLAN

A PARCEL OF LAND BEING A PART OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 66 WEST AND A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 2 OF 4
NORTH PARCEL DEVELOPMENT PLAN



Reception Number: 2019055890

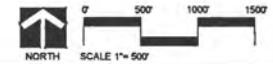
NORTH PARCEL - SEGMENT I - PD AMENDMENT NO. 2 - AS RECORDED SEPTEMBER 4, 2019

Parcel #	Land Use	Acres	Max. Density (per Dev. Guide)	DU (Shown on Plan)
6	SF-d	27.99	5.00	90
7	SF-d	52.84	4.50	206
8	SF-d	28.02	3.20	82
9	SF-d	11.65	5.00	51
21	SF-d	41.28	3.20	129
25	SF-d	36.65	3.20	100
SUBTOTAL		188.84		678
Open Space		136.25		
Right of Way		28.67		
AMENDMENT SUBTOTAL		353.76		

NORTH PARCEL - SEGMENT 2 - PD AMENDMENT NO. 3				
Planning Area	Land Use	Gross Acres	Max. Density (per Dev. Guide)	DU (Shown on Plan)
3	SF-d	20.92	4.50	52
7	SF-d	24.01	4.50	107
9	Commercial	20.50		
4	Commercial	9.70		
5	SF-d	30.20	5.00	134
10				
11	SF-d	23.65	5.00	132
12	MU	25.88	22.00	150
13	SF-d	18.34	5.00	78
14	MU	17.44	22.00	100
15	PARK	25.70		
46				
47				
18	PARK	12.76		
19	SCHOOL	11.38		
20	SF-d	23.95	4.50	91
22	SF-d	14.38	4.50	45
23	SF-d	24.10	4.50	87
24	SF-d	28.54	4.50	118
26	SF-d	19.13	4.50	68
27	SF-d	14.80	4.50	106
28	PARK	14.86		
29	SF-d	17.84	4.50	120
30	SF-d	18.07	4.50	73
31	SF-d	18.86	4.50	70
32	SF-d	54.15	4.50	208
33	SF-d	19.48	3.20	70
SUBTOTAL		588.54		1,813
Open Space		149.02		
Right of Way		44.43		
TOTAL		781.99		1,813

LEGEND

- North Parcel Segment II Boundary
- North Parcel Segment I Boundary
- South Parcel Boundary
- Planning Area Boundary
- Regional Trail
- Local Trail
- Stabilized Earth Trail
- Detention Pond
- 100 Year Floodplain - FEMA Zone A
- Well Site



NO.	REVISION	DATE	BY
1	1st SUBMITTAL	04-10-2020	-
2	2nd SUBMITTAL	06-05-2020	-
3	3rd SUBMITTAL	10-15-2020	-
4	4th SUBMITTAL	10-22-2020	-
5	5th SUBMITTAL	11-03-2020	-

HESS RANCH PLANNED DEVELOPMENT AMENDMENT NO. 3 NORTH PARCEL DEVELOPMENT PLAN

Developer
Front Range Communities
4100 E. Wadsworth Ave. #500
Denver, CO 80246
303.748.5466

EMK
Civil Engineer
EMK Consultants
7006 S. Allen Way, Bldg. F
Centennial, CO 80112
303.884.1520

Planner / Landscape Architect
The Henry Design Group
1501 Wadsworth St., Suite 1-C
Denver, CO 80202
303.446.2368

henry design group

DATE: 11-03-2020
JOB NO.:
DRAWN BY:
APPROVED BY:
CADD FILE:

SHEET 2

HESS RANCH PLANNED DEVELOPMENT AMENDMENT NO. 3 NORTH PARCEL DEVELOPMENT PLAN

A PARCEL OF LAND BEING A PART OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 64 WEST AND A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COLORADO, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 3 OF 4
PROPOSED PLANNING AREAS

LEGEND

- North Parcel Segment II Boundary
- North Parcel Segment I Boundary
- Planning Area Boundary
- Regional Trail
- Local Trail
- Stabilized Earth Trail
- Detection Pond
- 100 Year Floodplain - FEMA Zone A
- Well Site



NORTH PARCEL - SEGMENT 2 - PD AMENDMENT NO. 3

Planning Area	Land Use	Gross Acres	Max. Density (per Dev. Guide)	DU (Shown on Plan)
1	SFD	20.92	4.50	52
2	SFD	24.01	4.50	107
3	Commercial	30.35	1.00	1
4	Commercial	3.70	1.00	1
5	SFe	30.20	5.50	134
6	SFe	17.99	5.00	90
7	SFI	28.02	2.50	82
8	SFD	18.66	4.50	70
9	SFD	18.66	4.50	70
10	SFD	18.66	4.50	70
11	SFD	39.65	4.50	133
12	MU	25.89	2.50	150
13	SFe	18.34	5.00	59
14	MU	17.44	2.50	100
15	PARK	25.70	2.50	290
16	PARK	12.76	2.50	12
17	SCHOOL	11.38	1.00	1
18	PARK	12.76	2.50	12
19	SCHOOL	11.38	1.00	1
20	SFD	23.95	4.50	91
21	SFD	23.95	4.50	91
22	SFD	14.38	4.50	15
23	SFD	24.10	4.50	87
24	SFD	38.54	4.50	138
25	SFD	38.54	4.50	138
26	SFD	19.13	4.50	68
27	SFD	34.90	4.50	106
28	PARK	14.86	2.50	1
29	SFD	37.83	4.50	120
30	SFD	18.07	4.50	73
31	SFD	18.66	4.50	70
32	SFD	54.35	4.50	208
33	SFI	39.48	2.50	70
SUBTOTAL		588.54		1,813
Open Space		149.02		
Right of Way		44.41		
TOTAL		781.97		1,813

0' 300' 600' 900'
NORTH SCALE 1" = 300'

NO.	REVISION	DATE	BY
1	1st SUBMITTAL	04-15-2020	-
2	2nd SUBMITTAL	06-05-2020	-
3	3rd SUBMITTAL	10-15-2020	-
4	4th SUBMITTAL	10-27-2020	-
5	5th SUBMITTAL	11-03-2020	-

HESS RANCH PLANNED DEVELOPMENT AMENDMENT NO. 3 NORTH PARCEL DEVELOPMENT PLAN

Developer:
Front Range Communities
4100 E. Mississippi Ave., #500
Denver, CO 80246
303.744.5466



City Engineer
EMK Consultants
7506 S. Allen Way, Bldg. F
Centennial, CO 80112
303.884.1120



Planner / Landscape Architect
The Henry Design Group
1501 W. 1st St., Suite 110
Denver, CO 80202
303.441.2368

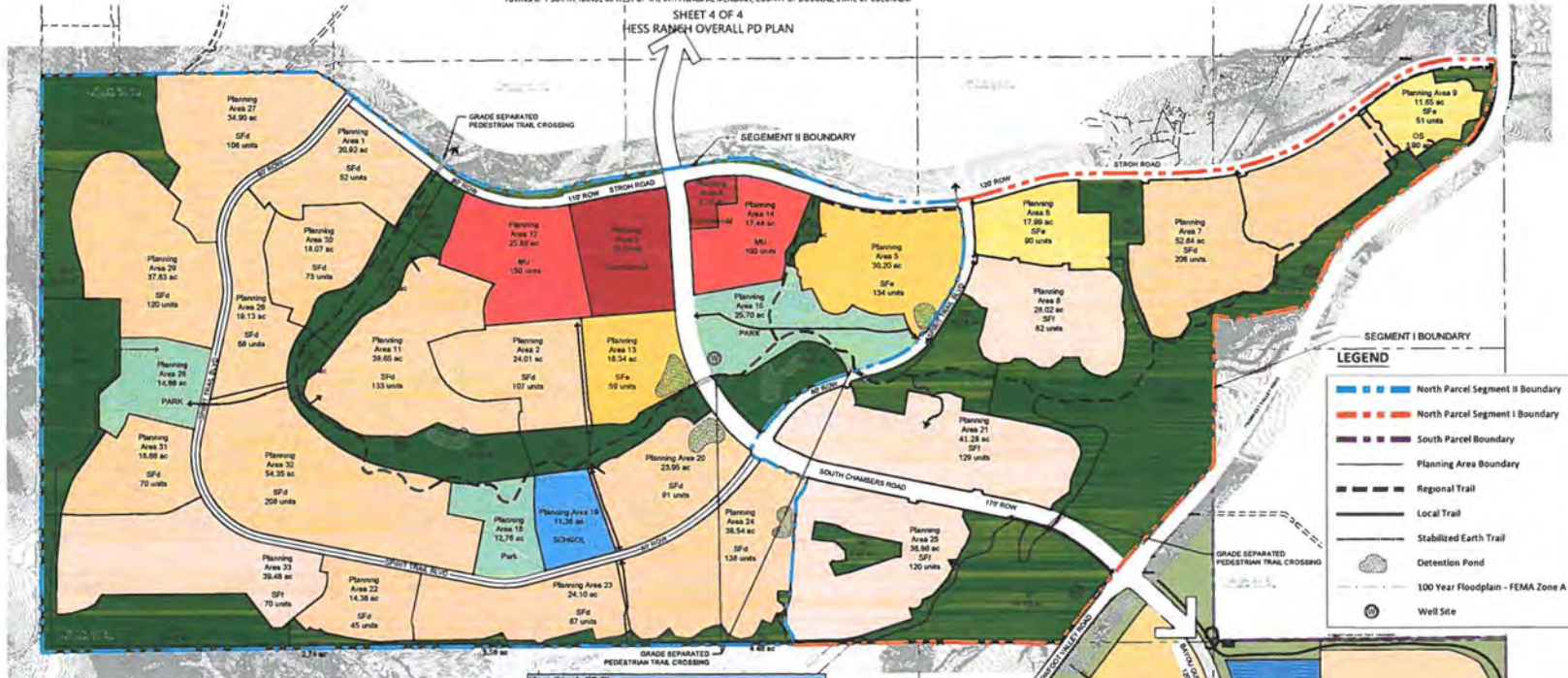
Henry design group

DATE: 11-03-2020
JOB NO.:
DRAWN BY:
APPROVED:
SCALE: 1" = 300'

HESS RANCH PLANNED DEVELOPMENT AMENDMENT NO. 3 NORTH PARCEL DEVELOPMENT PLAN

A PARCEL OF LAND BEING A PART OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST AND A PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 4 OF 4
HESS RANCH OVERALL PD PLAN



Reception Number: 2019076072

Parcel #	Land Use	Area (Acres)	Proposed Density (Units/Acre)	Max. Density (Units/Acre)	Subtotal
1	SP	1.0	1.0	1.0	1.0
2	SP	1.0	1.0	1.0	1.0
3	SP	1.0	1.0	1.0	1.0
4	SP	1.0	1.0	1.0	1.0
5	SP	1.0	1.0	1.0	1.0
6	SP	1.0	1.0	1.0	1.0
7	SP	1.0	1.0	1.0	1.0
8	SP	1.0	1.0	1.0	1.0
9	SP	1.0	1.0	1.0	1.0
10	SP	1.0	1.0	1.0	1.0
11	SP	1.0	1.0	1.0	1.0
12	SP	1.0	1.0	1.0	1.0
13	SP	1.0	1.0	1.0	1.0
14	SP	1.0	1.0	1.0	1.0
15	SP	1.0	1.0	1.0	1.0
16	SP	1.0	1.0	1.0	1.0
17	SP	1.0	1.0	1.0	1.0
18	SP	1.0	1.0	1.0	1.0
19	SP	1.0	1.0	1.0	1.0
20	SP	1.0	1.0	1.0	1.0
21	SP	1.0	1.0	1.0	1.0
22	SP	1.0	1.0	1.0	1.0
23	SP	1.0	1.0	1.0	1.0
24	SP	1.0	1.0	1.0	1.0
25	SP	1.0	1.0	1.0	1.0
26	SP	1.0	1.0	1.0	1.0
27	SP	1.0	1.0	1.0	1.0
28	SP	1.0	1.0	1.0	1.0
29	SP	1.0	1.0	1.0	1.0
30	SP	1.0	1.0	1.0	1.0
31	SP	1.0	1.0	1.0	1.0
32	SP	1.0	1.0	1.0	1.0
33	SP	1.0	1.0	1.0	1.0
34	SP	1.0	1.0	1.0	1.0
35	SP	1.0	1.0	1.0	1.0
36	SP	1.0	1.0	1.0	1.0
37	SP	1.0	1.0	1.0	1.0
38	SP	1.0	1.0	1.0	1.0
39	SP	1.0	1.0	1.0	1.0
40	SP	1.0	1.0	1.0	1.0
41	SP	1.0	1.0	1.0	1.0
42	SP	1.0	1.0	1.0	1.0
43	SP	1.0	1.0	1.0	1.0
44	SP	1.0	1.0	1.0	1.0
45	SP	1.0	1.0	1.0	1.0
46	SP	1.0	1.0	1.0	1.0
47	SP	1.0	1.0	1.0	1.0
48	SP	1.0	1.0	1.0	1.0
49	SP	1.0	1.0	1.0	1.0
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63	SP	1.0	1.0	1.0	1.0
64	SP	1.0	1.0	1.0	1.0
65	SP	1.0	1.0	1.0	1.0
66	SP	1.0	1.0	1.0	1.0
67	SP	1.0	1.0	1.0	1.0
68	SP	1.0	1.0	1.0	1.0
69	SP	1.0	1.0	1.0	1.0
70	SP	1.0	1.0	1.0	1.0
71	SP	1.0	1.0	1.0	1.0
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73	SP	1.0	1.0	1.0	1.0
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78	SP	1.0	1.0	1.0	1.0
79	SP	1.0	1.0	1.0	1.0
80	SP	1.0	1.0	1.0	1.0
81	SP	1.0	1.0	1.0	1.0
82	SP	1.0	1.0	1.0	1.0
83	SP	1.0	1.0	1.0	1.0
84	SP	1.0	1.0	1.0	1.0
85	SP	1.0	1.0	1.0	1.0
86	SP	1.0	1.0	1.0	1.0
87	SP	1.0	1.0	1.0	1.0
88	SP	1.0	1.0	1.0	1.0
89	SP	1.0	1.0	1.0	1.0
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91	SP	1.0	1.0	1.0	1.0
92	SP	1.0	1.0	1.0	1.0
93	SP	1.0	1.0	1.0	1.0
94	SP	1.0	1.0	1.0	1.0
95	SP	1.0	1.0	1.0	1.0
96	SP	1.0	1.0	1.0	1.0
97	SP	1.0	1.0	1.0	1.0
98	SP	1.0	1.0	1.0	1.0
99	SP	1.0	1.0	1.0	1.0
100	SP	1.0	1.0	1.0	1.0

Reception Number: 2019055890

Parcel #	Land Use	Area (Acres)	Proposed Density (Units/Acre)	Max. Density (Units/Acre)	Subtotal
1	SP	1.0	1.0	1.0	1.0
2	SP	1.0	1.0	1.0	1.0
3	SP	1.0	1.0	1.0	1.0
4	SP	1.0	1.0	1.0	1.0
5	SP	1.0	1.0	1.0	1.0
6	SP	1.0	1.0	1.0	1.0
7	SP	1.0	1.0	1.0	1.0
8	SP	1.0	1.0	1.0	1.0
9	SP	1.0	1.0	1.0	1.0
10	SP	1.0	1.0	1.0	1.0
11	SP	1.0	1.0	1.0	1.0
12	SP	1.0	1.0	1.0	1.0
13	SP	1.0	1.0	1.0	1.0
14	SP	1.0	1.0	1.0	1.0
15	SP	1.0	1.0	1.0	1.0
16	SP	1.0	1.0	1.0	1.0
17	SP	1.0	1.0	1.0	1.0
18	SP	1.0	1.0	1.0	1.0
19	SP	1.0	1.0	1.0	1.0
20	SP	1.0	1.0	1.0	1.0
21	SP	1.0	1.0	1.0	1.0
22	SP	1.0	1.0	1.0	1.0
23	SP	1.0	1.0	1.0	1.0
24	SP	1.0	1.0	1.0	1.0
25	SP	1.0	1.0	1.0	1.0
26	SP	1.0	1.0	1.0	1.0
27	SP	1.0	1.0	1.0	1.0
28	SP	1.0	1.0	1.0	1.0
29	SP	1.0	1.0	1.0	1.0
30	SP	1.0	1.0	1.0	1.0
31	SP	1.0	1.0	1.0	1.0
32	SP	1.0	1.0	1.0	1.0
33	SP	1.0	1.0	1.0	1.0
34	SP	1.0	1.0	1.0	1.0
35	SP	1.0	1.0	1.0	1.0
36	SP	1.0	1.0	1.0	1.0
37	SP	1.0	1.0	1.0	1.0
38	SP	1.0	1.0	1.0	1.0
39	SP	1.0	1.0	1.0	1.0
40	SP	1.0	1.0	1.0	1.0
41	SP	1.0	1.0	1.0	1.0
42	SP	1.0	1.0	1.0	1.0
43	SP	1.0	1.0	1.0	1.0
44	SP	1.0	1.0	1.0	1.0
45	SP	1.0	1.0	1.0	1.0
46	SP	1.0	1.0	1.0	1.0
47	SP	1.0	1.0	1.0	1.0
48	SP	1.0	1.0	1.0	1.0
49	SP	1.0	1.0	1.0	1.0
50	SP	1.0	1.0	1.0	1.0
51	SP	1.0	1.0	1.0	1.0
52	SP	1.0	1.0	1.0	1.0
53	SP	1.0	1.0	1.0	1.0
54	SP	1.0	1.0	1.0	1.0
55	SP	1.0	1.0	1.0	1.0
56	SP	1.0	1.0	1.0	1.0
57	SP	1.0	1.0	1.0	1.0
58	SP	1.0	1.0	1.0	1.0
59	SP	1.0	1.0	1.0	1.0
60	SP	1.0	1.0	1.0	1.0
61	SP	1.0	1.0	1.0	1.0
62	SP	1.0	1.0	1.0	1.0
63	SP	1.0	1.0	1.0	1.0
64	SP	1.0	1.0	1.0	1.0
65	SP	1.0	1.0	1.0	1.0
66	SP	1.0	1.0	1.0	1.0
67	SP	1.0	1.0	1.0	1.0
68	SP	1.0	1.0	1.0	1.0
69	SP	1.0	1.0	1.0	1.0
70	SP	1.0	1.0	1.0	1.0
71	SP	1.0	1.0	1.0	1.0
72	SP	1.0	1.0	1.0	1.0
73	SP	1.0	1.0	1.0	1.0
74	SP	1.0	1.0	1.0	1.0
75	SP	1.0	1.0	1.0	1.0
76	SP	1.0	1.0	1.0	1.0
77	SP	1.0	1.0	1.0	1.0
78	SP	1.0	1.0	1.0	1.0
79	SP	1.0	1.0	1.0	1.0
80	SP	1.0	1.0	1.0	1.0
81	SP	1.0	1.0	1.0	1.0
82	SP	1.0	1.0	1.0	1.0
83	SP	1.0	1.0	1.0	1.0
84	SP	1.0	1.0	1.0	1.0
85	SP	1.0	1.0	1.0	1.0
86	SP	1.0	1.0	1.0	1.0
87	SP	1.0	1.0	1.0	1.0
88	SP	1.0	1.0	1.0	1.0
89	SP	1.0	1.0	1.0	1.0
90	SP	1.0	1.0	1.0	1.0
91	SP	1.0	1.0	1.0	1.0
92	SP	1.0	1.0	1.0	1.0
93	SP	1.0	1.0	1.0	1.0
94	SP	1.0	1.0	1.0	1.0
95	SP	1.0	1.0	1.0	1.0
96	SP	1.0	1.0	1.0	1.0
97	SP	1.0	1.0	1.0	1.0
98	SP	1.0	1.0	1.0	1.0
99	SP	1.0	1.0	1.0	1.0
100	SP	1.0	1.0	1.0	1.0

Hess Ranch PD Plan

Parcel #	Land Use	Area (Acres)	Proposed Density (Units/Acre)	Max. Density (Units/Acre)	Subtotal
1	SP	1.0	1.0	1.0	1.0
2	SP	1.0	1.0	1.0	1.0
3	SP	1.0	1.0	1.0	1.0
4	SP	1.0	1.0	1.0	1.0
5	SP	1.0	1.0	1.0	1.0
6	SP	1.0	1.0	1.0	1.0
7	SP	1.0	1.0	1.0	1.0
8	SP	1.0	1.0	1.0	1.0
9	SP	1.0	1.0	1.0	1.0
10	SP	1.0	1.0	1.0	1.0
11	SP	1.0	1.0	1.0	1.0
12	SP	1.0	1.0	1.0	1.0
13	SP	1.0	1.0	1.0	1.0
14	SP	1.0	1.0	1.0	1.0
15	SP	1.0	1.0	1.0	1.0
16	SP	1.0	1.0	1.0	1.0
17	SP	1.0	1.0	1.0	1.0
18	SP	1.0	1.0	1.0	1.0
19	SP	1.0	1.0	1.0	1.0
20	SP	1.0	1.0	1.0	1.0



PLANNING COMMISSION 2021
MEETING SCHEDULE
2nd and 4th Thursdays

January 14	January 28
February 11	February 25
March 11	March 25
April 8	April 22
May 13	May 27
June 10	June 24
July 8	July 22
August 12	August 26
September 9	September 23
October 14	October 28
November 11	
December 9	